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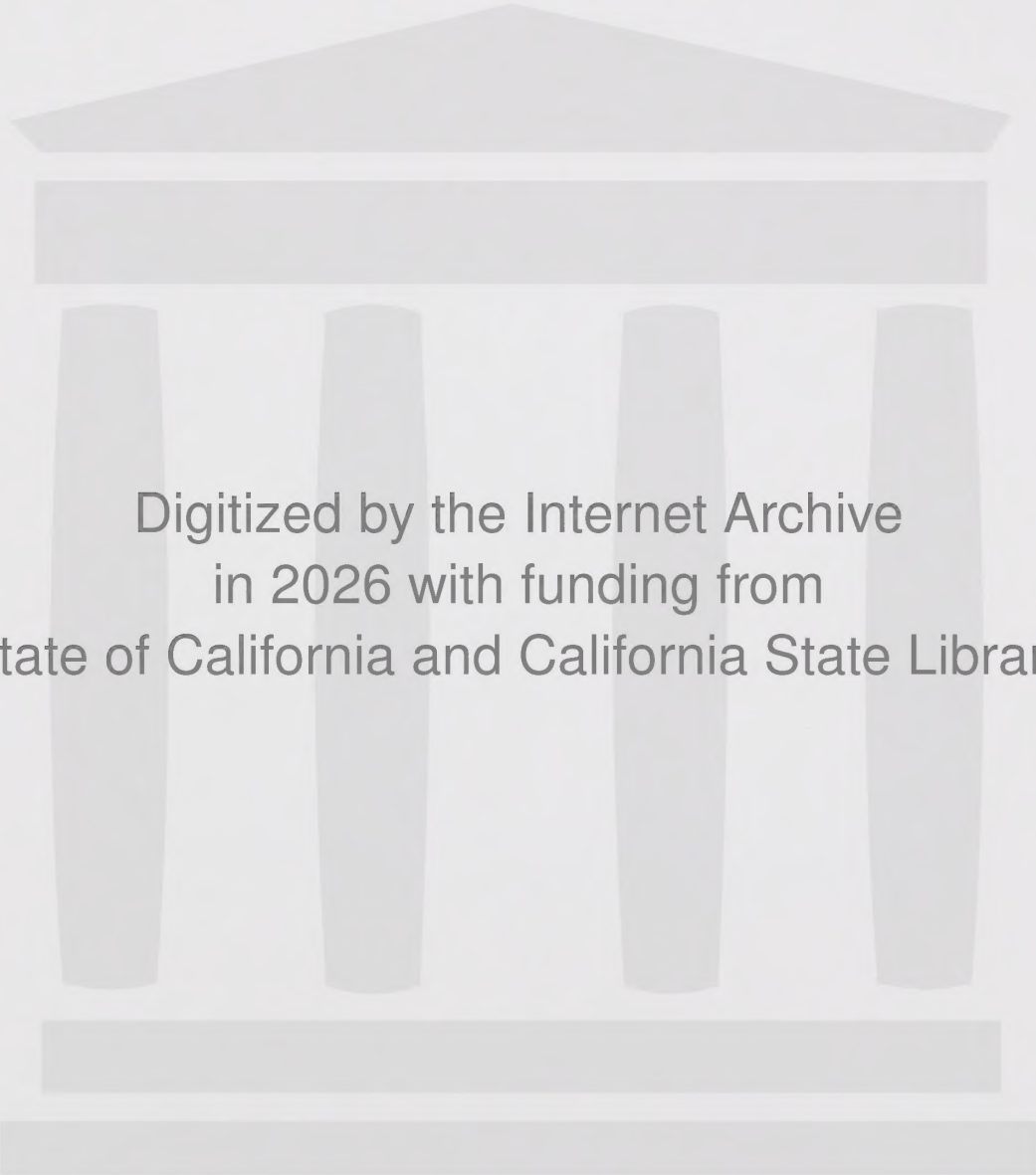


County of Del Norte
981 H Street, Suite 110
Crescent City, CA 95531



City of Crescent City
377 J Street
Crescent City, CA 95531

OCTOBER 2003



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**City of Crescent City
Del Norte County
HOUSING ELEMENT Update
2001-2008**



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377 J Street
Crescent City, CA 95531



County of Del Norte
981 H Street, Suite 110
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OCTOBER 2003

City of Crescent City and Del Norte County 2001-2008 HOUSING ELEMENT UPDATE

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Targeted group representative	Everett Young
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Regional Location Map

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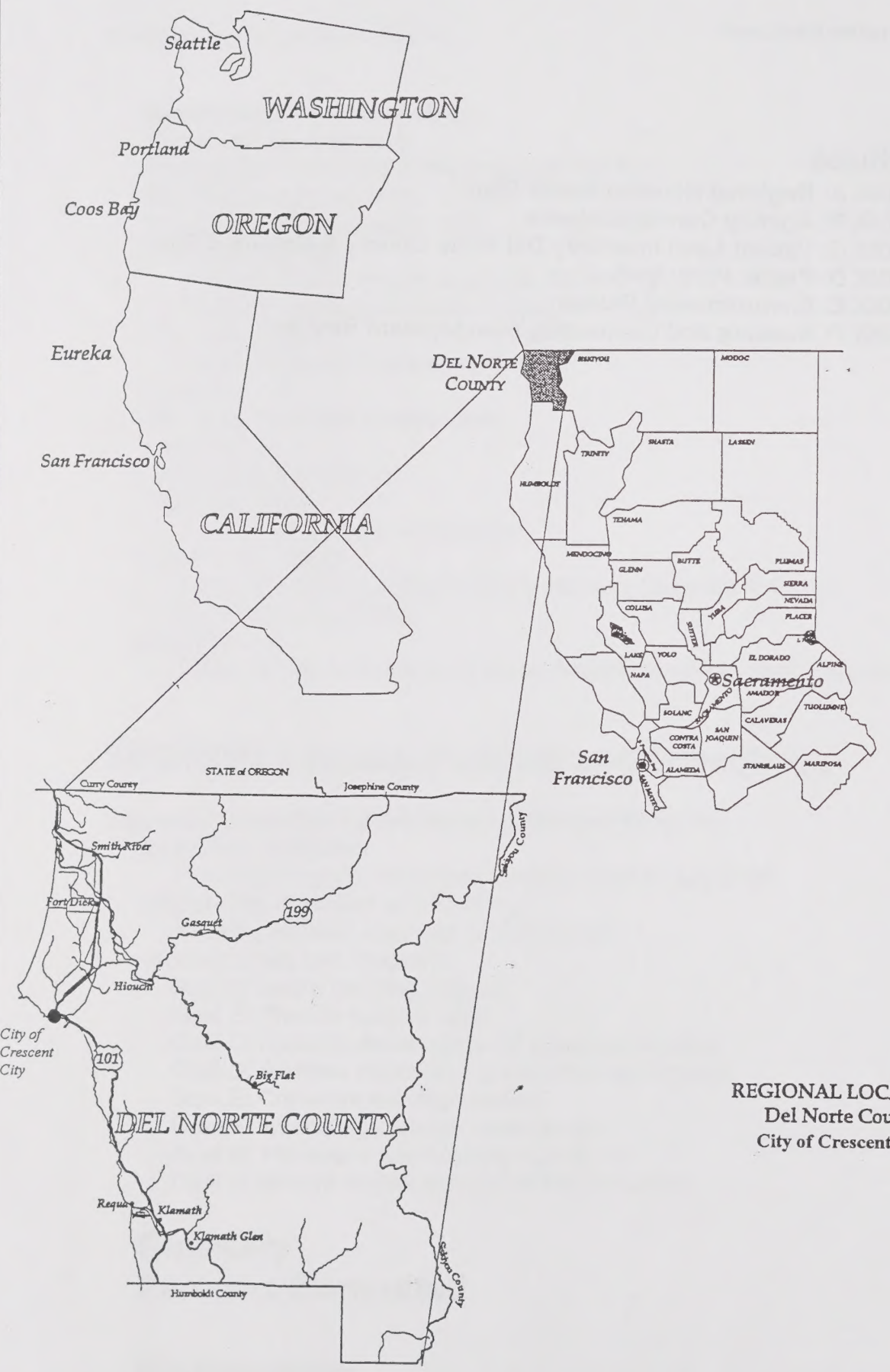
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REGIONAL LOCATION
Del Norte County
City of Crescent City

INTRODUCTION

Setting

Del Norte County is the northernmost county on the California coast, bordered by the state of Oregon, the Pacific Ocean and Humboldt and Siskiyou counties. Crescent City, California's northernmost coastal city, lies approximately 350 miles north of San Francisco and 330 miles south of Portland, Oregon. Del Norte County's geography ranges from the conifer forests of the Klamath Mountains to sand beaches and dunes of the Pacific. Historically a rural resource county the area is transitioning to a rural lifestyle dependent upon government and expanded resource activities such as tourism. The city is bordered by coastal bluffs, the Crescent City harbor, scattered forests, and the suburban and rural residences of an unincorporated area. Crescent City is bisected by U.S. Highway 101, is the most urbanized part of the county and is the county's only incorporated city. Figure 1-1 shows Del Norte County and Crescent City's regional location relative to the western United States and Northern California.

Background

Section 65300 of the California Government Code requires each planning agency to prepare and each local legislative body to adopt a comprehensive, long-term general plan for the physical development of the County or City. Each plan is required to contain nine elements which are to address land use, circulation, housing, conservation, open space, seismic safety, noise, scenic highways and safety.

In 1975-76, a joint General Plan was prepared for the County of Del Norte and the City of Crescent City, which included the above mandated elements. Subsequent to adoption of the plan in early 1977, Housing Element guidelines were adopted by the State. In 1980, the guidelines were updated, and a statute was enacted requiring review and revision of the Housing Element every five (5) years with the first revision to be completed by July 1, 1984. With the assistance of a consultant, City and County staff completed the updated Housing Element in 1984. A copy was sent to the State Department of Housing and Community Development on March 7, 1984. In June that year, state statutes were again changed, and the date for the next revision of the document was changed to July 1992. City and County staff worked on the updated Housing Element in 1991 and 1992. A housing advisory committee comprised of members jointly appointed by the City Council and the County Board of Supervisors assisted in the review and compilation of the document. The 1992 Housing Element was adopted by the City on August 17, 1992 and by the County on August 24, 1992. The planning period for the update was 1992-1997. The copy was sent to the State Department of Housing and Community Development on September 2, 1992. The submitted element was deemed compliant with State Housing Element law on December 22, 1992.

The 2001-2008 Update

As a result of various state legislation enacted between 1992 and 2001, the housing element update was extended to December 31, 2003. In early 2002, City and County staff worked with Department of Housing and Community Development (HCD) staff on

the preparation of the Regional Housing Needs Allocation Plan (RHNA). The Regional Housing Needs Allocation Plan sets the number of housing units estimated to be needed to serve the City and County's projects household population from January 1, 2001 through June 30, 2008. To serve the statutory requirement that housing elements plan for a mix of housing types serving all income levels, this plan allocates a specific number of units to serve households in the four income groups. The Draft Allocation Plan for Del Norte County's Regional Housing Needs for January 1, 2001 through June 30, 2008 was released for review on June 5, 2002. The 90-day comment period expired on September 4, 2002. In the Fall of 2002 the City and County worked with HCD staff regarding the redistribution of allocation for the Roosevelt Annexation and a revised RHNA was approved by the City and County in December 2002. A copy of these documents is found in Appendix A.

In August 2002, the City Council and the Board of Supervisors appointed an ad hoc Housing Advisory Committee to assist in the review and compilation of the housing element revision. The committee included staff, Planning Commissioners, and representatives of target groups in the community such as assisted housing, special housing groups and housing development. (Additional details about the Committee can be found in Appendix D.) As a result of twelve meetings between September 2002 and April 2003 a Draft Public Hearing document was prepared pursuant to the guidelines of the State Housing and Community Development Department as was submitted to that department for review.

Final changes in the draft were made in response to comments made by the State Department of Housing and Community Development (HCD). The comment letters and responses are included in Appendix F – Housing and Community Development Review. Separate Negative Declarations were prepared and circulated by the City and County, and a final Housing Element Update 2001-2008 was reviewed at public hearings by the City and County Planning Commissions, the City Council and the County Board of Supervisors. The Crescent City Council adopted the Housing Element Update 2001-2008 on October 20, 2003, and the County Board of Supervisors adopted it on October 28, 2003.

GENERAL PLAN CONSISTENCY

One function of the Housing Element is to review the appropriateness and effectiveness of those other General Plan Element policies and implementations which impact the development of housing in the City and County. The City adopted its General Plan 1000-2020 update in 2001 and the County adopted its General Plan 1000-2020 update in 2003. This review has indicated that these City and County General Plans continue to meet the basic goal of providing for the development of diversified development. This is done both by types of development provided for and by the location and quantities of land designed for various residential uses.

Not internal inconsistencies with the 2020 Plans regarding this Element have been identified. Nor have the recommendations of this updated Element created inconsistencies elsewhere since the goals and policies are primarily geared towards programs which are consistent with other current General Plan Elements. Though this Housing Element identified programs for amendments to the County Zoning ordinance for second units, reasonable accommodation, and emergency hosing, each of these is in compliance with State regulations and is consistent with the County Plan. Proposals for update of the Regional Wastewater Treatment Plant are consistent with both the City and County 2020 Plans and their respective environmental documents. The balance of changes will clarify or continue development policies or encourage projects consistent with existing Plans. No land use changes are recommended for either jurisdiction.

In order to maintain compliance of the overall plan with this Element an annual evaluation of any changes made and progress in implementation will be made by the City and County individually. For the County this will occur in its annual General Plan report. For the City both the annual Redevelopment Agency Report and annual General Plan Report will provide this necessary monitoring.

Section I
HOUSING BACKGROUND AND NEEDS

Chapter 1

Community Background

POPULATION TRENDS

After remaining virtually stable from 1930 to 1940, the population of Del Norte County doubled between 1940 and 1950, then doubled again between 1950 and 1960. This dramatic growth in population was directly attributable to the expansion of the timber industry to meet the needs of the post-war building boom. Increased mechanization in the timber industry resulted in a drop in the County's population between 1960 and 1970.

Table 1 shows historical population growth for Del Norte County and Crescent City. The data for 1930 – 1970 is from the U.S. Bureau of Census and 1980 – 2000 data is from the California Department of Finance (Revised Report I 90-00 July with Census Counts).

Growth in the government employment sector and a continual interest by retired and semi-retired people in the North Coast area has caused the county population to increase since the 1970's, surpassing the 1960 peak by 1980. From 1980 to 1990, the population of the county increased by 22% with most of that growth occurring after 1988 due to the construction of Pelican Bay State Prison and in the influx of new prison employees to the County. It is estimated that approximately 9.65% of the population growth included persons in group quarters such as state and local detention facilities. According to the Department of Finance's Intercensal estimates of population, the county population for the 1990's peaked in July of 1997 and then decreased 4% by Census 2000.

Overall, it is estimated that the unincorporated County population increased 18% while the City population decreased by 10% with an overall countywide population growth of 12.5%. These figures only include persons in households. According to Census 2000 data, California had the largest population increase of all of the 50 states, increasing by 13.8% or almost 4 million people over 1990 Census data.

Table 2 shows population projects for the County, with 2000 Census as the bench figure. Projections from 2005 to 2020 are based on Interim County Population Projections estimated on July 1, 2000 by the State of California, Department of Finance.

TABLE 1
Historical Population Growth

<u>Year</u>	<u>Del Norte County</u>	<u>Crescent City</u>
1930	4739	1720
1940	4745	1363
1950	8476	1706
1960	17771	2958
1970	14580	2586
1980	18217	3075
1990	23460	4380
1991	26550	4350
1992	27250	4744
1993	27600	4676
1994	27800	4797
1995	27850	4885
1996	27800	4827
1997	28650	4653
1998	27950	4946
1999	27500	4822
2000	27507	4006

Source: U.S. Census Bureau

TABLE 2
Population Projections For Del Norte County

Year	2000	2005	2010	2015	2020
Population	28200	31500	34500	36800	39000

Sources: California Department of Finance, Interim County Population Projections June 2001

HOUSEHOLDS

Table 3 shows the distribution of City, County and countywide population based on total population figures, including group quarters and total population within households. Group quarter population figures for the City, County and countywide are listed.

According to the 2000 Census, there were 7,592 households in the County and 1,578 in the City for a total of 9,170 households countywide. Based on Census populations, the average household size, for the County and City respectively, is 2.58 and 2.40 persons.

Table 3A
Population Distribution 2000

Population 2000	Unincorporated County	City	Total County
Population	23,501	4,006	27,507
Group Quarters	<3,620>	<213>	<3,833>
Household Population	19,881	3,793	23,674

Table 3B
Population Distribution 1990

Population 1990	Unincorporated County	City	Total County
Population	19,080	4,380	23,460
Group Quarters	<2,250>	<181>	<2,431>
Household Population	16,830	4,199	21,029

Source: Census 2000 SF-1

Household Tenure and Size

Census 2000 indicates that of the 1,754 housing units within the City 1,578 are occupied households and 176 vacant units. Of these households, 1,060 are renter occupied and 518 owner occupied units. The average household size of owner occupied units is 2.41 persons while the renter unit household averages 2.40 persons. In the County there are 8,680 housing units with 1,088 vacant. Of the 7,592 households, 2,258 are renter occupied with 5,334 owner occupied units. The average household size of renter occupied units is 2.67 persons, while the owner occupied household size averages 2.53 persons.

Large households, which are defined as having 5 or more persons, make up a significant percentage of all households in the City and the County. According to Census 2000, 166 households in the City and 865 households in the County are large households. They make up 10.5% and 11.4% of the City and County households, respectively. Approximately 126 of the City's 166 large households are renter occupied while the remaining 40 large households are owner occupied.

Table 4A
2000 Age Distribution

Del Norte County

<u>Age Group</u>	<u>Unincorp. Del Norte Co.</u>	<u>Group Quarters</u>	<u>Total Population</u>
0-4	1,160	<0>	1,160 (5.8%)
5-17	4,530	<71>	4,459 (22.5%)
18-64	14,918	<3,501>	11,417 (57.4%)
65+	<u>2,893</u>	<u><48></u>	<u>2,845</u> (14.3%)
Total	23,501	3,620	19,881

Median Age: 36.4

Crescent City

<u>Age Group</u>	<u>City Pop.</u>	<u>Group Quarters</u>	<u>Total Population</u>
0-4	365	<0>	365 (9.6%)
5-17	841	<8>	833 (22%)
18-64	2,245	<131>	2,114 (55.7%)
65+	<u>555</u>	<u><74></u>	<u>481</u> (12.7%)
Total	4,006	<213>	3,793

Median Age: 32.1

State of California

<u>Age Group</u>	<u>California</u>	<u>Group Quarters</u>	<u>Total Population</u>
0-4	2,480,687	*	2,480,687 (7.5%)
5-17	6,769,142	46,188	6,722,954 (20.3%)
18-64	20,956,161	603,613	20,352,548 (61.6%)
65+	<u>3,665,658</u>	<u>169,953</u>	<u>3,495,705</u> (10.6%)
Total	33,871,648	891,754	33,051,854

Median Age: 33.3

*Group Quarter figure for people from 0-17 years is listed under the 5-17 category.

Table 4B
1990 Age Distribution

<u>Age Group</u>	<u>Del Norte Co.</u>	<u>Crescent City</u>	<u>California</u>
0-4	1,529 (8.4%)	303 (9.9%)	(7.2%)
5-17	3,685 (20.0%)	560 (18.2%)	(19.8%)
18-64	10,795 (59.3%)	1,799 (58.5%)	(62.8%)
65+	2,208 (12.1%)	413 (13.4%)	(10.2%)

Median Age: 31 years 28.8 years 29.9 years

SOURCE: U.S. Census Bureau, 2000 (SF1), U.S. Census Bureau, 1990 (STF 1)

As such, 76% of the City's large households are renters and 24% are owners. In the County, Census 2000 identifies 342 of the County's 865 large households as renter occupied and the remaining 523 large households as owner occupied. Generally, 39.5% of the County's large households are renters and 60.539.5% are owners. According to State Census data, statewide approximately 16% of all households are large households with roughly 56% of those households being owner occupied and 44% being renter occupied. Overall, the City exceeds both the State and County with the percentage of large households that are renter occupied.

Household Age and Tenure

Table 4 compares the age structure of Del Norte County and Crescent City with that of California. At 14.3% and 12.7%, the County and the City continue to have a slightly higher percentage of people aged 65 and over than the State figure of 10.6%. The median age of 36.4 in the County is significantly higher than both the City and the State median ages which are 32.1 and 33.3, respectively.

The majority of the households in the County and City are headed by working age persons. In the County, those 65 and over head 24.6% of the households while ages 25-44 and 45-64 comprise 33.4% and 38.5%, respectively. The 15-24 age group are 3.5% of the household heads. The City is similar with 22.5% in the 65 and over age group, 38.4% and 29.3% for the 25-44 and 45-64 aged head of households, respectively, and 9.8% in the 15-24 age group.

Countywide there is 3,326 persons over the age of 65, which is 14.1% of the population in households. Of these person, 481 (2.0%) reside in the City and 2,845 (12.01%) reside in the County. Census data for household composition shows that 23% (356) of City households are headed by a senior, while 25% (1,872) of unincorporated County households are headed by a senior. Tenure in the City for seniors is closely split with 182 households owner occupied and 174 households renter occupied. There is a greater tendency in the unincorporated County for households headed by seniors to own their own dwellings with 1,606 senior households being owner occupied and 266 being renter occupied.

Household Race and Ethnicity

As shown in Table 5A, minorities in the County include Native Americans (1,687), Blacks (91), Asians (587), and others (1,904). Included in these figures are 2,110 persons of Hispanic origin. These figures are based on 2000 Census information and only include those persons included in households. Those persons living in Group Quarters such as Pelican Bay State Prison are not included in these figures. Table 5B list the ethnic distribution of the County based on 1990 Census figures and does include Group Quarters population. Numbers for the prison population are not included for the purpose of this revision, since housing needs are only required to be addressed for the population living within households. Comparing the race and ethnicity figures from 1990 and 2000, Del Norte County continues to have only a small portion of its population in ethnic minorities.

Table 5A
2000 Race and Ethnicity

	<u>Del Norte County</u> <u>(Total)</u>	<u>Crescent City</u> <u>(Incorporated)</u>	<u>Del Norte County</u> <u>(Unincorporated)</u>
White	19,405 (81.9%)	3,020 (79.6%)	16,385 (82.4%)
Black	91 (.4%)	26 (.7%)	65 (.3%)
Indian	1,687 (7.1%)	234 (6.2%)	1,453 (7.3%)
Asian	587 (2.5%)	183 (4.8%)	404 (2.0%)
Other	1,904 (8.1%)	330 (8.7%)	1574 (8.0%)
<u>TOTAL</u>	<u>23,674 (100%)</u>	<u>3,793 (100%)</u>	<u>19,881 (100%)</u>
Hispanic	2,110 (8.9%)	383 (10.1%)	1,727 (8.7%)

Table 5B
1990 Race and Ethnicity

	<u>Del Norte County</u> <u>(Total)</u>	<u>Crescent City</u> <u>(Incorporated)</u>	<u>Del Norte County</u> <u>(Unincorporated)</u>
White	20,210 (86.2%)	3,914 (89.4%)	16,296 (87.5%)
Black	858 (3.7%)	27 (0.6%)	829 (3.5%)
Indian	1,494 (6.4%)	229 (5.2%)	1,265 (5.4%)
Asian	450 (1.9%)	137 (3.1%)	313 (1.3%)
Other	448 (1.9%)	73 (1.8%)	375 (2.3%)
<u>TOTAL</u>	<u>23,460 (100%)</u>	<u>4,380 (100%)</u>	<u>19,080 (100%)</u>
Hispanic	2,414 (10.3%)	334 (7.6%)	2,080 (8.8%)

Source : U.S. Census Bureau, 2000 (SF 1), U.S. Census Bureau, 1990 (STF 1).
Table 5A only includes the population in households whereas Table 5B includes the population in both households and group quarters.

TABLE 6
HOUSEHOLD CHARACTERISTICS

Type of household	Households	%
STATE OF CALIFORNIA		
FAMILY HOUSEHOLDS	7,920,049 households	68.9% of all households
Families with no children under 18	3,803,013	33.1%
Female head with own children under 18	834,716	7.3%
Married couple with own children under 18	2,989,974	26.0%
Other families with children under 18	292,346	2.5%
NON-FAMILY HOUSEHOLDS	3,582,821 households	31.1% of all households
Under age 65 living alone	1,816,101	15.8%
Age 65 and over living alone	892,207	7.7%
Other households (shared, etc)	874,513	7.6%
TOTAL STATE HOUSEHOLDS	11,502,870	100%
COUNTY OF DEL NORTE (unincorporated areas)		
FAMILY HOUSEHOLDS	5373 households	70.8% of all households
Families with no children under 18	2861	37.7%
Female head with own children under 18	597	7.9%
Married couple with own children under 18	1664	21.9%
Other families with children under 18	251	3.3%
NON-FAMILY HOUSEHOLDS	2219 households	29.2% of all households
Under age 65 living alone	1043	13.7%
Age 65 and over living alone	714	9.4%
Other households (shared, etc)	462	6.1%
TOTAL UNINCORPORATED COUNTY HOUSEHOLDS	7592	100 %
CITY OF CRESCENT CITY		
FAMILY HOUSEHOLDS	920 households	58.3% of all households
Families with no children under 18	359	22.7%
Female head with own children under 18	263	16.7%
Married couple with own children under 18	240	15.2%
Other families with children under 18	58	3.7%
NON-FAMILY HOUSEHOLDS	658 households	41.7% of all households
Under age 65 living alone	351	22.2%
Age 65 and over living alone	214	13.6%
Other households (shared, etc)	93	5.9%
TOTAL CITY HOUSEHOLDS	1,578	100%

SOURCE: Census 2000 Summary File 1 Profile of General Demographic Characteristics

Household Characteristics

Table 6 illustrates that the average does not give a complete picture of the household situation.

Census data for the City of Crescent City shows that 561 households (35.6%) have families with children under 18, almost half of which (263) have single mothers as head of the house. A slightly lower percentage of households (33.8%) are single person households, which include 214 individuals over age 65 (13.6%) and 351 under age 65 (22.2%).

Over 2/3 (5,373) of all County households are family households. Census data indicates that 2,512 (33.1%) of family households have children under the age of 18. Approximately 1,664 (21.9%) of those families are married couples. Only 597 (7.9%) of family households are headed by single mothers. Non-family households make up 29.2% (2,219) of all households with 1,043 (13.7%) households with individuals over the age of 65 living alone and 714 (9.4%) individuals under 65 years old living alone. In general, the County has a larger percentage of its population with children living in family households. There are 12% more family households in the County than the City where the larger percentages of persons are found in non-family households.

Persons With Disabilities

According to the 2000 Census, approximately 24.9%(994) of the City's household population and 25.8% (5,129) of the unincorporated County's household population reported some form of disability. The Census defines four primary types of disability: sensory, physical, mental and self-care limitations. Disabilities are defined as mental, health or health conditions that last over six months and make it difficult to perform certain activities. The Census tracks the following types of disability:

- Sensory – refers to conditions such as blindness, deafness, or a severe vision or hearing impairment
- Physical – refers to a condition lasting over six months that substantially limits one or more basic physical activities such as walking, climbing stairs, reaching, lifting or carrying.
- Mental – refers to conditions lasting over six months that effect learning, remembering or concentrating
- Self-Care – refers to a physical or mental condition lasting over six months that makes it difficult to take care of one' personal needs.

Secondarily, they also report the Going Outside of the Home Disability and the Employment Disability. They are defined as follows:

- Going Outside of the Home – refers to a condition that restricts the ability to go outside of the home alone to shop or to visit a doctor's office.
- Employment – refers to conditions lasting over six months that prevent one from working to a job or business.

The following table identifies the non-institutional population over the age of 5 for disabilities. The percentages reflect the number of persons in the jurisdiction who have the given disability. The figures do not take into consideration that the population may have more than one disability and are included under more than one disability classification.

Table 7
CENSUS DISABILITY INFORMATION

Disability Type	City	%	County	%
Sensory	229	7	1050	6
Physical	478	15	2581	14
Mental	323	10	1640	9
Self-Care	139	4	668	4
Going Outside	291	9	1390	7
Employment	267	8	1719	9

Source: Census 2000

Emergency and Homeless Shelter

In September 1988, *The 101 Corridor Project Report* addressed homeless services in Del Norte, Humboldt, Mendocino and Sonoma counties. This joint report identified issues and problems in providing homeless shelter in the Highway 101 corridor. A number of factors were identified by *The 101 Report* in 1988 and local agencies in 1990-92, as leading to homelessness. These included: economic difficulty brought on by shifts in the local economic base from natural resources to government/retail; personal disaster; the rise in housing costs; a high rate of domestic violence; substance abuse; mental illness; and a lack of comprehensive "follow through" programs to provide stability and/or education for transition to permanent housing.

It was the consensus of the local service providers, during preparation of the 1992 Housing element, that the majority of persons in need in Del Norte County were local displaced persons with some chronic transients, traveling workers or vacationers with emergencies. Program funding cuts in Oregon during the early 1990's also resulted in an increase in persons from that state requesting help - particularly at the Mental Health Department. Lack of sufficient housing and rising housing costs was also cited as a problem and the continual threat of insufficient program funding was noted.

Local agencies which are involved in the day-to-day provision of homeless/emergency shelter services in 2002 include the County Department of Social Services, the County Department of Mental Health, Rural Human Services (RHS - a non-profit organization), and the Community Assistance Network (CAN - a non-profit organization). Consultation with these shelter providers indicates that the basis for homelessness and type of clients has not changed significantly in the last decade. However, the provision of services and those served has changed. The greatest issue identified in meeting the needs of the community is the lack of ability to provide sustainable services. Due to the relatively low number of clients in the region, local providers are often not competitive on a statewide basis and those population based directed funds received are so small they often do not justify the administrative costs.

The 1988 *Corridor Report* identified RHS as the main service provider of emergency shelter with no long term shelter available. That year the County issued a permit to a local church for the establishment of a 12-person shelter for abused women and children. The shelter was never opened due to financial problems. In 1990, the Calvary Chapel Shelter for women and families was established in a rented facility to house up to 30 persons in seven rooms of varying size. Calvary's function was as both emergency and transitional housing with long stays while clients sought permanent housing. In the fall of 1991, Calvary Chapel could no longer operate the shelter and a community coalition of churches and service providers was formed to save the shelter by seeking a new operator. The Del Norte Coalition for Housing was formed as a local community services program of Episcopal Community Services in Sacramento, which took over the shelter, operating it as an emergency 21-day shelter for women and families. Subsequent landlord, legal and financial problems resulted in transfer of management to RHS. Due to funding constraints and availability, RHS reorganized the facility into Harrington House Domestic Violence Shelter. During the decade the existing leased facility has deteriorated and RHS, in 2002, secured funding and permits for the purchase of land and construction of a 28-bed Domestic Violence Shelter facility for Harrington House. Assistance to women and children subject to domestic violence has been emphasized and assistance to others and families was reduced, primarily to service under the local motel voucher system. A small shelter for women and families whose circumstances do not include domestic violence is needed.

County Social Services administers a small emergency shelter program, which consists of vouchers for motel rooms, or verifiable shelter, which the client finds on his/her own. The County Mental Health Department also provides some shelter for homeless mentally ill with the use of motel vouchers for emergency housing, again with limited funding. Under FEMA and EHAB grants and contributions, RHS and CAN provide the largest programs for emergency motel vouchers to families and single persons in a walk-in/referrals format. In 2001, RHS filled 34 requests, serving 66 people and providing 133 bed-nights in motel shelter. The largest group served consisted of seven persons. CAN provided 78 vouchers, 34 of which were for single parents with children or families, assisting 196 people. These are short-stay programs, which are underfunded to serve the need. Details regarding RHS and CAN statistics can be found in Appendix B. RHS was unable to provide turn-away information, however, CAN notes an average of 6 requests turned away per day. It has not documented the identity, category or frequency of requests however. Without details it is difficult to conclude how many homeless there are in the community though the above numbers suggests 300-400 known persons.

In 1992, the overall need for a 10-15 bed men's emergency shelter was identified. In 2002, the providers estimate that this need may have grown to 20-25 bed including the need for emergency shelter for mentally health clients who do not require acute care.

The County Mental Health Department maintains one private 6-bed group house serving persons who choose to participate in the Mental Health daytime treatment program. A cyclical pattern of need for a second residence exists whereby in some years the number of clients in need is larger than six while in other years it is not. In recent years RHS, Mental Health and the Yurok Tribe have explored the establishment of a 10 unit transitional housing complex for mental health clients. Focus

At this time preventative programs continue to be utilized. These include the Rental Eviction Protection program at RHS, which helps with eviction crisis, and changes in the handling of domestic violence situations oriented to removal of the offender from the home. The latter generally results in the male, who typically has better financial resources, leaving rather than the woman/children who often have no funds. In 2002, RHS provided 30 households with eviction protection.

The Mental Health, Social Services and CAN service program are located in the northern portion of the Crescent City area. Most of the motels which participate in the voucher system are within the City, while the mental health residence and Harrington House (existing and future locations) are in the northern unincorporated Crescent City area. All are within the Dial-A-Ride public bus service area and are close to shopping, medical and other governmental services.

ECONOMY

Employment

As Table 8 illustrates the number of wage and salary workers in the county increased from 1990 to 2000 by 12.7% based on figures provided by the California Employment Development Department, Labor Market Information Division using a March 2001 Benchmark. The timber industry, commercial fishing, tourism and agriculture have traditionally been the mainstays of Del Norte County's economy, but government has been the County's major employer in recent years. Pelican Bay State Prison, which opened in 1990, is the County's largest employer with over 1,100 employees. In all, Federal, State, or Local government employs over 42% of the workforce. The number of government employees increased by 33.8% with the largest growth occurring with the state and local government.

The number of persons employed in the services sector also increased by 49.5% while retail trade decreased by 6.4%. Combined, the retail trade and services industries account for almost 38% of the total employment, supporting the tourism and recreation sector of the local economy. Both the retail and service sector are subject to seasonal variations from a tourist-based economy. Trade and services typically increase by several hundred jobs during the summer months.

The manufacturing industry continued to decrease by 57.1% with the lumber and wood products having the largest decrease in employment with 39%. The construction and mining industry also experienced a 28.6% in employment. The latter may be due to a significant drop-off in new housing construction following the first years of opening of Pelican Bay State Prison.

TABLE 8

Employment By Industry
Del Norte County
1980-2000

Industry	1980		1985		1990		1995		2000	
	#	% Total	#	% Total	#	% Total	#	% Total	#	% Total
Agriculture, Farm & Fishing	500	8.3	440	8.6	460	6.6	450	6.00	450	5.71
Non Agriculture										
Construction & Mining	75	1.2	110	2.2	280	4.00	200	2.7	200	2.53
Manufacturing										
Food & Kindred Products	150	2.5	200	3.9	240	3.4	230	3.10	260	3.29
Lumber & Wood Products	1450	24.00	800	15.7	460	6.6	180	2.40	180	2.28
Other Manufacturing	25	0.40	30	0.6	70	1.00	70	0.09	N/A	
Total Manufacturing	1625	26.90	1030	20.2	770	11.00	480	6.40	440	5.58
Trans. & Public Utilities	300	5.00	260	5.1	250	3.60	230	3.10	250	3.17
Wholesale Trade	75	1.20	70	1.4	100	1.40	160	2.10	120	1.52
Retail Trade	950	15.70	860	16.9	1490	21.30	1560	20.90	1400	17.70
Finance, Insurance, Realty	125	2.10	120	2.4	110	1.60	150	2.00	130	1.64
Services	775	12.80	800	15.7	1050	15.00	1430	19.20	1570	19.90
Government										
Federal Government	200	3.30	160	3.10	170	2.40	170	2.30	150	1.90
State Government	200	3.30	220	4.30	1260	18.00	1480	19.90	1590	20.10
Local Government	1225	20.20	1030	20.20	1050	15.00	1140	15.30	1580	20.00
Total Government	1625	26.90	1410	27.60	2480	35.50	2790	37.50	3320	42.10
Total Non-Agricultural	5550	91.70	4660	91.40	6530	93.40	7000	94.00	7430	94.20
Total	6050	100.00	5100	100.00	6990	100.00	7450	100.00	7880	100.00

Source: California Employment Development Department, Annual Planning Information, Del Norte County June 1990 and 2002

The agriculture, farm, and fishing industry experienced a slight (2%) decrease in employment from 1990 to 2000, however significant decreases occurred in 2001. The USDA 1997 Census of farmworkers for Del Norte County estimated 652 workers on 32 farms. Of those workers, 307 worked over 150 days per year on the farm. The California Employment Development Department's rural area agricultural employment data reflected 360-340 agriculture production workers in 1995 and 2000, respectively. Additional population estimates of the farmworker population were submitted by the Del Norte Coalition for Housing, a local non-profit interested in identifying and improving housing for agricultural workers. The DNCH conducted a phone survey in July 2001 of approximately half of the local farms to determine the number of workers they employed. The count yielded 755 employees. They also surveyed two timber industry/mill employers, which yielded another 450 employees for a total of 1205 agricultural workers.

Overall, the 2000 annual average employment statistics for Del Norte County showed the civilian labor force to be 9,900 with an employment rate of 8.7%. As shown on Table 9 the state's annual average unemployment rate for 2000 was 4.9% percent. While the overall percent of local unemployment has decreased during the decade from double digit 10-15% highs to 8% in 1999 and 2000, this still reflects a rate almost twice that of the state and national figures. Table 10 also reflects the shift from seasonal to year-round employment as difference between seasonal highs and lows has decreased from 7% swings in the 1980's and early 1990's to 3-4% swings in the years 1999 and 2000.

Income

The job market emphasis has shifted from seasonal resource oriented employment to year-round government and service employment providing higher incomes in the community. This shift has resulted in an 11.8% increase in countywide Median income, slightly higher than the statewide 11.2% growth over the same decade. However, unemployment and fixed-income retirees are found at proportionately higher rates than the state as a whole and have been major factors in keeping countywide personal income figures well below state levels. As illustrated by Table 11, City and County median incomes are from 58% to 38% below the state median. Census 2000, surveying 9,185 households countywide, indicates that the median household income is \$29,642 with a median family income of \$36,056. Surveying 1541 of those same households in the City, the Census indicates that the median City household income is \$20,133 with a slightly higher family median income of \$22,058. *(Census 2000 SF3 based information reflects a different number of households than SF 1 information due to sampling techniques.)*

Since 1992 Del Norte County Social Services assistance programs have had an increase in the number of its cases; however, the increase is not significant, as illustrated by Table 12. Table 13 illustrates the Census 2000 sample of 9,185 households countywide regarding elderly retirement and assisted income households. It is noted that while the Census indicates that the City contains 17.2% of the households in the County it has a lower percentage of households with retirement/social security income and a significantly higher percentage of households receiving SSI/public assistance income.

TABLE 9
Annual Unemployment Rates
Federal- State- County
(Percent Unemployed)

<u>Year</u>	<u>Federal</u>	<u>State</u>	<u>County</u>
1980	7.10%	6.80%	14.00%
1990	5.50%	5.60%	12.60%
1991	6.80%	7.00%	12.00%
1992	7.50%	9.00%	15.00%
1993	6.90%	9.00%	14.00%
1994	6.10%	8.00%	12.00%
1995	5.60%	7.00%	12.00%
1996	5.40%	7.00%	10.00%
1997	4.90%	6.00%	10.00%
1998	4.50%	5.00%	10.00%
1999	4.20%	5.00%	8.00%
2000	4.00%	4.00%	8.00%

Source: Employment Development Department, US Department of Labor Force Statistics

TABLE 10
Seasonal Unemployment Rates
Del Norte County
(Percent Unemployed)

<u>Year</u>	<u>High</u>	<u>Low</u>
1980	17.90%	10.50%
1990	16.90%	9.70%
1991	14.00%	9.00%
1992	17.00%	13.00%
1993	17.00%	11.00%
1994	13.00%	10.00%
1995	14.00%	10.00%
1996	12.00%	8.00%
1997	12.00%	8.00%
1998	14.00%	7.00%
1999	10.00%	6.00%
2000	10.00%	7.00%

Source: Employment Development Department Civilian Labor Force, Employment/
 Unemployment June 2002

Table 11
1990-2000 Income Limits By Persons in Family
Del Norte County

<u>1990 Income Group</u>	<u>Number in Family</u>				
	1	2	3	4	5
VERY LOW INCOME	10400	11900	13350	14850	16050
LOWER INCOME	16450	18800	21150	23500	24950
MEDIAN INCOME	20600	23500	26450	29400	31250
MODERATE INCOME	24700	28200	31750	35300	37500

<u>2000 Income Group</u>	<u>Number in Family</u>				
	1	2	3	4	5
VERY LOW INCOME	12950	14800	16650	18500	20000
LOWER INCOME	20700	23700	26650	29600	31950
MEDIAN INCOME	25900	29600	33300	37000	39950
MODERATE INCOME	31100	35500	39960	44400	47950

<u>2000 Median Income</u>	<u>Crescent City</u>	<u>Del Norte Co.</u>	<u>State CA</u>
	20133	29642	47493

Source: California Department of Housing & Community Development, Census 2000

Table 12
Del Norte County
Social Services Assistance Programs

YEAR	CASH AID (formerly AFDC)	FOOD STAMPS	MEDI-CAL	CMSP
1992	957	1,287	N/A	N/A
1993	1,044	1,434	902	499
1994	1,091	1,480	971	504
1995	1,170	1,547	990	540
1996	1,158	1,563	1,082	614
1997	1,138	1,532	1,176	728
1998	1,023	1,436	1,245	775
1999	980	1,630	1,416	800
2000	905	1,583	1,401	813

CASH AID: Annual average no. of households receiving Cash Aid (formerly AFDC)

FOOD STAMPS: Annual average of ongoing cases of households receiving Food Stamps.

MEDI-CAL – Annual average of people receiving MEDI-CAL services.

CMSP: Annual average of people receiving services from County Medical Services Program

Sources: Del Norte County Health and Social Services records.

Table 13
Retirement and Assisted Household Incomes

Households by Special Income Type with mean	Countywide	City	County Unincorporated area
Social Security	3,006	472 (15.7%)	2,534 (84.3%)
Mean income	\$10,800	\$9,008	\$N/A
Retirement funds	1,596	208 (13.0%)	1,388 (87.0%)
Mean income	\$13,185	\$11,202	\$N/A
SSI	986	225 (22.8%)	761 (77.2%)
Mean income	\$7,131	\$6,999	\$N/A
Public Assistance	813	250 (30.7%)	813 (59.3%)
Mean income	\$4,409	\$4,646	\$N/A

Source: Census 2000 SF3-DP3

Lower Income Households Overpaying for Housing

The Regional Housing Need Plan 2001-2008 (RHNA), prepared by the California Department of Housing and Community Development for this element, indicates concerns regarding overpayment of housing costs by targeted very low and low income households, both renters and owners. Overpayment is defined as paying more than 30% of a household's income for housing costs.

The concerns in the RNHA are based upon data provided in the 1990 CHAS (Comprehensive Housing Affordability Strategy) published by HUD after the 1990 Census. These documents (Appendix A) indicate that although vacancy factors reported in the 2000 Census should discourage high rent costs, indications from the 1990 reports are that 70% of renters and 60% of owners pay more than 50% for housing while about 80% of renters and owners pay more than 30%, an unusually high number.

An analysis of overpayment by low income households by tenure is required as part of this Element. With the ongoing release of Census 2000 data the analysis of 1990 data would be irrelevant to planning for future need, particularly with the changes which have occurred in housing and income since 1990. However, currently published Census 2000 data does not currently provide this information directly. HUD has published a preliminary CHAS 2002, updating Census 2000 household figures to the year 2002 but not including specific overpayment information. However, Census 2000 Tables DP3 and DP4 can be utilized with the CHAS 2002 information to establish estimates of household overpayment by tenure. .

Table 14A illustrates the available data regarding Very Low and Low income households by jurisdiction and tenure. Census 2000 provides information regarding the number of households Countywide and in the City by income level, providing for calculation of the Unincorporated area numbers. As Table 11 of this report and Census Profile DP3 indicate, the Countywide Median income for 2000 is \$29,642. Utilizing 50% and 80% of Countywide Median threshold as definitions for Very Low and Low Income households, Census Profile DP3 indicates that 2,469 households countywide were Very

Low income (under \$15,000) and 1,546 households Low income (between \$15,000 and \$25,000). Of these 667 Very Low and 264 Low income households are reported in the City. It is noted that the City Median income level is significantly lower than the Countywide figure, at \$20,133 resulting in 469 units below the City Very Low income threshold (under \$10,000) and 198 households as Low income (\$10,000-15,000), all qualifying as Very Low income at countywide standards. Both methods of calculation are reflected in the table.

While CHAS 2002 data is higher in overall numbers than the Census 2000 data it provides a break down of renters and owners by income level. Census 2000 also provides renter and owner information by jurisdiction. By utilizing the application of the percentage ratios between City and Countywide renter and ownership to the number of renters and owners by income, an estimate of targeted (Low/Very Low) households by tenure and jurisdiction has been developed. Comparison of these estimated figures to the Census 2000 figures for households by income and jurisdiction illustrates that this method falls within the levels reported.

Having established estimates of the number of Low/Very Low renters and owners within the City and Unincorporated County, a simple analysis of potential overpayment trends for 2000-2002 can be made using known local data for renters and additional Census Profile DP4 data for owners. Table 14B illustrates these analysis.

Given the Table 14A estimate of Low/Very Low Income households the number of known assisted rental housing households in each jurisdiction is subtracted leaving an estimate as to the number of households expected to be overpaying in each jurisdiction. No provision for adjustment of lower market-rate rents is made, only those units known to meet targeted income costs under documented assistance programs are reflected by these numbers. As such the estimate indicates that approximately 52% of the Lower income groups countywide may overpay housing costs as renters. This includes 12.4% of the City target group and 70.6% of the unincorporated County group.

The Estimate of Targeted Owners also utilizes Table 14A ownership based upon CHAS 2002 household figures. Because there are no public records available regarding possible mortgage assistance, data from Census 2000 is utilized for this analysis. Census 2000 Table DP4 includes sampling reports regarding mortgage costs and overpayment. In this case the percentage of payment over 30% of income for each report, Countywide and City, is applied. Due to the difference in income medians and reporting format, figures are not available for the Unincorporated County area. While the percentage is not known it is assumed that the difference between the countywide and city figures represent the unincorporated area. As a comparison the percentage of households cited by CHAS 1990 as targeted and paying over 30% was calculated and applied to the total targeted households for 2002 as a straight projection of expectations. At the 31.7% indicated by CHAS 1990 an estimate of 763 units is derived, 220 more than the Census 2000 based estimate.

In conducting this analysis three factors have been identified as possible reasons for higher results in the CHAS projection process:

- The CHAS reports countywide figures and may not factor the differences in Median income between the City and Unincorporated County. This could result in a 264-unit difference in analysis.
- Straightline projections of CHAS 1990 figures to 2000/2002 figures may reflect increases in targeted households but also requires adjustments for newly constructed or funded assisted units if overpayment is to be estimated.
- Review of the Census 2000 form question regarding rent costs does not indicate whether rental assistance should or should not be included, leading to the potential for program participants (such as Section 8 program clients) to report full rent rather than adjust rent costs. It was the consensus of this Element's advisory committee that such confusion could easily occur with some program clients answering the Census questionnaire.

TABLE 14 A
Estimate of Targeted Households by Income, Tenure and Jurisdiction

Census 2000 Households by Income/Jurisdiction				CHAS 2002 Households by Income/Tenure				Census 2000 Households by Tenure/Jurisdiction			
	County wide	City	Unincorp County		County Wide	Renter	Owner		County wide	City	Unincorp County
Very Low	2469 100%	667/469* 27%/19%	1802/2000* 73%/81%	Very Low	2592 100%	1371 53%	1221 47%	Renters	3318 100%	1060 32%	2258 68%
Low	1546 100%	264/198* 17%/13%	1482/1348* 83%/87%	Low	1714 100%	533 31%	1181 69%	Owners	5852 100%	518 9%	5334 91%
Total Target	4015 100%	931/667* 23%/16%	3284/3348* 77%/84%	Total Target	4306 100%	1904 44%	2402 56%	TOTAL	9170 100%	1578 17%	7592 83%
TOTAL	9170 100%	1578 17%	7592 83%	TOTAL	9421 100%	3309 35%	6112 65%	-----	-----	-----	-----

*Ranges are based on difference between Countywide Median Income (\$29,642) definitions of 50% (below \$15,000) & 80% (\$15,000-25,000) and City Median Income (\$20,133) definitions of 50% (below \$10,000) & 80% (\$10,000-15,000).

Targeted Household Estimates by Tenure, Income & Jurisdiction			
ESTIMATED RENTER HOUSEHOLDS	Countywide 100%	City @ 32%	Unincorporated County @ 68%
CHAS 2002 Very Low	1371	439	932
CHAS 2002 Low	533	171	362
Total Target Group	1904	610	1294
Mod/Above Mod Group	1405	448	957
CHAS TOTAL HOUSEHOLDS	3309	1058	2251
ESTIMATED OWNER HOUSEHOLDS	Countywide 100%	City @ 9%	Unincorporated County @ 91%
CHAS 2002 Very Low	1221	110	1111
CHAS 2002 Low	1181	106	1075
Total Target Group	2402	216	2186
Mod/Above Mod Group	3710	334	3376
CHAS TOTAL HOUSEHOLDS	6112	550	5562

TABLE 14 B
Estimate of Targeted Renters and Owners Overpaying

Estimate of Targeted Renters Overpaying				Estimate of Targeted Owners Overpaying			
	Countywide	City	Unincorporated		Countywide	City	Unincorporated
14 A # Low & Very Low Households	1904	610	1294	13 A # Low & Very Low Households	2404	216	2186
Less Households with Rental Assistance*	< 914>	<534>	< 380>	Census 2000 DP4 Housing Costs >30%	22.6%	16.3%	Unkown
Estimated Overpaying	990	76	914	Estimated Overpaying	543	35	508
Estimated % LVL overpaying	51.9%	12.4%	70.6%	1990 CHAS projected >30% costs	763 31.7%	unknown	Unkown

* Section 8, Section 515, Section 202 and BMR units existing in 2000

Chapter 2

HOUSING BACKGROUND

HOUSING STOCK

Building and Demolition Activity

This section describes the supply of existing housing in the City of Crescent City and unincorporated Del Norte County. Table 15 summarizes the types of housing construction in the City and the County from January 1, 1991 to December 30, 2000. The data is a compilation of manual and computer records from building permit records. The table indicates the number of new housing units created as well as the number of housing units demolished. These numbers are subtracted from one another in order to get a net number of new units constructed. Also enumerated in the table are building permits issued for rehabilitation to existing housing units. These permit include reroofs, plumbing and electrical repairs. These are primarily unassisted rehabilitation permits in that they are not subsidized through a public assistance program.

Approximately 1,429 new housing units (net) were added during the previous planning period. Of those, 1,266 (88.6%) housing units were in the unincorporated County and 163 (10.4%) housing units were in the City. Countywide, 97 housing units were demolished. Permit tracking indicates that 51 demolished residences in the unincorporated county area were replaced with new residences. Within the City, 1 of 11 single-family demolitions was replaced with two units.

Housing Stock Characteristics

A certain level of diversity in housing stock is important in ensuring adequate housing opportunities for residents of Del Norte County. A diverse housing stock helps ensure that all households, regardless of their income, age, and/or family size, have the opportunity to find housing that is best suited to their lifestyle needs. This section describes the housing stock characteristics in the City of Crescent City and unincorporated Del Norte County.

Tables 15 and 16 indicate the changes, which have occurred in the number and type of housing stock during the last decade based upon Local and Census information. The categories of housing type are a reflection of the categories used by state and federal reports. These are:

- ❑ Single Family Units (SFU) – consisting of conventionally constructed unattached residences and attached (townhouse condominium type) units.
- ❑ Multi-Family Units (MFU) – consisting of conventional duplexes and multiple unit complexes.

TABLE 15
Del Norte County- City of Crescent City
Building Activity- 1991 Through 2000

	Year	SFU	MFU	MHU	Total	Demolition of SF	Rehab
Unincorporated County							
	1991	92	0	71	163	10	203
	1992	92	2	60	154	7	186
	1993	96	0	65	161	10	192
	1994	104	2	89	195	8	176
	1995	49	42	46	137	6	216
	1996	50	0	38	88	10	208
	1997	49	0	55	104	9	226
	1998	35	37	39	111	11	218
	1999	32	0	46	78	8	140
	2000	44	12	19	95	7	165
	Total	643	95	528	1266	86	1930
City of Crescent City							
	1991	11	3	1	15	1	125
	1992	4	5	1	10	0	102
	1993	1	16	2	19	1	111
	1994	3	92	0	95	1	83
	1995	0	1	0	1	1	130
	1996	0	1	0	1	3	99
	1997	0	3	0	3	0	97
	1998	0	16	0	16	2	102
	1999	0	2	0	2	1	96
	2000	1	0	0	1	1	102
	Total	20	139	4	163	11	1040
Total County							
	1991	103	3	72	178	11	328
	1992	96	7	61	164	7	288
	1993	97	16	67	180	11	303
	1994	107	94	89	290	9	259
	1995	49	43	46	138	7	346
	1996	50	1	38	89	13	307
	1997	49	3	55	107	9	323
	1998	35	53	39	127	13	320
	1999	32	2	46	80	9	236
	2000	45	12	19	96	8	267
	Total	663	234	532	1429	97	2970

Source: City of Crescent City Building Department, Del Norte Co. Community Development Department/ Building

Table 16
COMPOSITION OF HOUSING STOCK

	1992 Housing Element*			+ Table 14			= 2000 estimate			2000 Census			California
	Count ywide	city	uninc county	county wide	City	Uninc county	county wide	city	uninc county	county wide	city	uninc county	State
SF	5533 (58%)	820 (53%)	4713 (59%)	566 (42%)	9 (6%)	557 (47%)	6099 (56%)	829 (48%)	5270 (57%)	6301 (60%)	906 (52%)	5395 (62%)	7815366 (64%)
MF	1570 (16%)	674 (43%)	896 (11%)	234 (18%)	139 (91%)	95 (8%)	1804 (17%)	813 (48%)	991 (11%)	1376 (13%)	807 (46%)	569 (7%)	3829515 (31%)
MH	2453 (26%)	65 (4%)	2388 (30%)	532 (41%)	4 (3%)	528 (45%)	2985 (27%)	69 (4%)	2916 (32%)	2757 (27%)	29 (2%)	2728 (31%)	569668 (5%)
Total	9556	1564	7997	1332	152	1180	10888	1711	9177	10434	1742	8692	12214549

Sources: City of Crescent City & Del Norte County Housing Element 1992, Census 2000

- Mobilehome/Manufactured Home Units (MHU) – consisting of all mobilehomes and manufactured homes placed in parks and on individual parcels. The Census figures also include other units such as boats, recreational vehicles and vans. Neither the City nor the County recognizes the boats, recreational vehicles and vans as housing units.

During the last Housing Element Revision, State Department of Finance (DOF) figures from 1985 were used as the basis for estimated number of housing units of various types in the County. Local building permit activity information was added to the base numbers to arrive at a Local housing unit count figure for 1990, which was consequently used as the baseline for Countywide housing units. Table 16 takes the 1990 Local figure and adds to it the new housing units listed in Table 15 to arrive at an estimated 2000 Local Figure. Census 2000 numbers are also listed. A comparison of Local figures and Census 2000 figures for the City indicate close agreement on all types of units with only a 30 unit difference in housing units. The County has a substantially larger difference in numbers between Local and Census numbers with the Local figure having 463 more units than the Census figure. The majority of these discrepancies are multi-family units, which the County shows as having 422 more than Census records. This discrepancy also existed during the last planning period and was accounted to erroneous building permit reporting of multiple-unit apartment buildings on the part of the County to the State. In the past, Department of Finance figures have been used in identifying housing stock composition however, DOF numbers have not been adjusted for Census 2000 and result in large differences between the Local and Census figures. The Census figures are the official figures for use in tax distribution, publications, applications, etc.; however, the Local 2000 figures are utilized herein for the purposes of discussion and analysis just as the Local 1990 figures were used during the last planning period. These figures represent the most detailed information available and reflect actual countywide development, which is the most consistent for comparison and is in close agreement with the Census 2000 figures.

According to Local figures shown in Table 16, countywide there were 10,888 housing units as of December 31, 2000. Single family homes comprise 56% (6,099) of the housing stock which is a slight decrease in housing share since the 1990 local figures with 58% of the housing stock. Single family units have consistently declined as a share in the housing market during the last two planning periods. Statewide, 64% of the housing stock is comprised of single family residences, which indicates a growth close to 4% increase in housing share statewide for single family residences.

Multi-family units comprise 17% (1,804) of the housing stock which is slightly higher than the 16% in 1990. Statewide multiple family units comprise 31.3% of all housing units. Mobilehomes and manufactured homes comprise the remaining 27% (2,985) of the housing stock. Although specific numbers are not available to differentiate between placements in parks versus on individual parcels, local building permit records indicate that manufactured home placements on individual parcels assume a larger share of the housing stock than mobilehome park placements. Manufactured homes on individual parcels provide a housing alternative to those who prefer to own versus rent and who

may not be able to afford conventional (stick-built) housing. Locally, these placements are taking up a larger share of the housing stock while the housing share for conventional single family residences has decreased. Overall, this trend does not represent a trend to move away from single family residence ownership but identifies growth in housing alternatives to meet an economic need in the single-family unit market.

The Countywide 27% share (2,985 units) of mobilehome units in 2000 was significantly greater than the State's share of 4.4% in 2000. Although Table 14 does not distinguish between Mobilehome/Manufactured Home placements in Parks versus placements on private lands, information from the County indicates that of the 528 mobilehome/manufactured home placements in the County, 435 (62.5%) were placed on individual parcels and 93 (37.5%) were placed in parks as new placements. There were also 168 building permits to replace existing mobilehomes in parks.

Viewed individually, the housing stock of the City of Crescent City continued to follow a downward shift in single family units from 53% in 1990 to 48% in 2000 while multiple family units increased from 43% to 48%. Mobilehomes comprise 4% the share of housing units in the City. The unincorporated County followed the single family trend from 59% of all units in 1990 to 56% in 2000 while multi-family units remained the same at 11% of the share of housing units in the County. Mobilehomes/manufactured homes increased from 30% to 33%.

Geographic Distribution

All locations and unit types experienced a numeric increase during the 1990-2000 decade based on 1990 housing unit figures gathered from Table 15 of the 1992-1997 Housing Element and 2000 information gathered from building permit records. The results are shown in Table 17. Overall, the unincorporated Crescent City area increased its share of countywide housing from 54.7% in 1990 to 56.4% in 2000. All other areas decreased in percentage share. The City of Crescent City decreased from 16.3% to 15.8% of the countywide number of units. Smith River/Hiouchi/Gasquet decreased from 22.3% to 21.8%. Klamath went from 6.7% to 6.0%.

From 1980 to 1990, the County's share of multi-family housing increased significantly surpassing the City's share which had historically held the majority of multi-family housing. The 1990 figures indicate a reduction in City share of multi-family to 42.9% with an increase in the unincorporated area to 57.1%. Figures from 1990- 2000 show the City began to recover their share of the multi-family housing with 45.1% share and the County having a 54.9% share. This is, in part, due to the addition of the Surf Senior Apartments and a number of duplex and four-plex projects in the City.

TABLE 17
GEOGRAPHIC DISTRIBUTION OF HOUSING UNITS

1990* Geographic Distribution					2000** Geographic Distribution			
	SFU	MFU	MH	Total	SFU	MFU	MH	Total
Crescent City	820	674	65	1559 (16.3%)	829	814	69	1712 (15.8%)
Crescent City Uninc.	3182	594	1451	5227 (54.7%)	3570	688	1869	6127 (56.4%)
Smith River Hiouchi Gasquet	1241	234	653	2128 (22.3%)	1382	235	747	2364 (21.8%)
Klamath	290	68	284	642 (6.7%)	296	68	300	644 (6.0%)
Unincorp. County	4713	896	2388	7997	5248	991	2916	9155
County Total	5533	1570	2453	9556	6077	1805	2985	10867

SFU = Single Family Units

MFU = Multiple Family Units

MH = Mobile Home Units (all types)

SOURCES: *1990 figures from Table 14 Del Norte County/Crescent City Housing Element 1992. **2000 figures are derived from 1990 figures plus County Building Department records 1991-2000.

California Coastal Zone Activity

Within the unincorporated County, there were 426 new residential units either constructed or placed. Specifically, 261 single family residences and 48 multi-family units were constructed, 115 manufactured homes were placed on individual parcels and 2 manufactured homes/mobilehomes were placed in parks.

Of the 426 residences constructed or placed in the unincorporated County, 16 were in the Very Low income range, 41 in the Low income range, 159 in the Moderate range and 210 in the Above Moderate range. Within 3 miles of the Coastal Zone Boundary approximately 992 new units were constructed or placed. Of this number, 163 units were in the City. Although the County had no project that required a locally mandated inclusion for very low and low income units within the Coastal Zone, approximately 40 apartment units in the very low income range were constructed within three miles of the Coastal Zone Boundary.

There were 35 residential demolitions within the unincorporated Coastal Zone. Of those demolitions, 16 were replaced (46%) while the remaining 19 (54%) were not replaced. Seven of the nineteen demolished residences were on properties located along the edges of Lakes Earl and Talowa that were acquired by the State of California Department of Fish and Game and Wildlife Conservation Board. These properties will never be developed for residential use. Of the 16 replaced residences, two (12.5%) were in the Very Low income range, eight (50%) in the Low income range, four (25%) in the Moderate income range and two (12.5%) in the Above Moderate range.

Within the City of Crescent City only one new home was constructed within its Coastal Zone boundary, a Moderate income unit. No demolitions occurred within the Coastal Zone area. Because of the City's location on the coastline, all city permit activity shown in Tables 15 and 26 occurred within three miles of the Coastal Zone. Of the 163 units constructed, 18 were Very Low income range, 66 Low income range, 71 Moderate income range, and eight Above Moderate income range. Of the 11 demolitions, one was replaced with a Moderate income duplex. The balance remain as vacant residential land.

VACANCY

Vacant units are essential to a healthy housing market. Vacancies facilitate mobility and also play an important role in market pricing mechanisms. Too few vacancies can press prices upward while too many vacancies can inhibit investment in both existing unit maintenance and new construction. There are three types of vacancy data:

- * "non-market rate" which is the number of units held as second homes, seasonal units, migratory worker units or units not for sale or rent as a percentage of all units;
- * "market rate" is the number of units for sale or rent as a percentage of all occupied and for sale/rent units;

* "total rate" (gross rate) is a total of the other two which includes all vacant units as a percentage of all housing units.

In general, a market rate of about 4% balances mobility and investment interests. At the state level it is estimated that a total rate of 6-7% is needed to ensure adequate vacancy levels due to a 2-3% non-market rate. However, it is also noted that rural areas, which have higher non-market vacancies, should have higher total rates to accommodate second homes and/or migratory worker units.

Table 18 summarizes California Department of Finance (DOF) reports for 1985, 1990 and 2000 (pre Census) for the City, unincorporated County and County wide. Only data for total rates is provided however. Census 2000 provides countywide figures in Table H8 which Indicate a Market Rate of 5.4% (562 vacant of 10,434 units), and a Non-Market Rate of 6.7% (702 units vacant), resulting in a countywide figure of 12.64% Total Rate. This is only slightly higher than the DOF countywide estimate. Of note are the figures, which indicate that 565 of the 1,264 vacant units were seasonal units for recreational use (primarily an unincorporated area characteristic), with 0 for migrant workers, and 402 rentals for rent on the day of the Census survey. In general the proportion of vacant units to occupied units in all sectors has not changed significantly and provides a balance above the suggested levels.

Table 18
HOUSING OCCUPANCY AND VACANCY DATA

	Crescent City			Unincorporated County			Countywide		
	Occupied Units	Vacant Units	Vacancy Rate	Occupied Units	Vacant Units	Vacancy Rate	Occupied Units	Vacant Units	Vacancy Rate
1985	1,375	101	6.84%	5,861	952	13.97%	7,236	1,053	12.70%
1990	1,645	134	7.53%	6,342	970	13.27%	7,987	1,104	12.14%
2000	1,862	151	7.50%	7,524	1,151	13.27%	9,386	1,302	12.18%

SOURCE: 1992 Housing Element Table 15; California Department of Finance Report E-5 Jan 2000

HOUSING CONDITIONS

Housing Age

Census 2000 provides information regarding housing age as summarized in Table 19. This table illustrates the shift in housing stock age during the last decade. The California Statewide Housing Plan indicates that units less than 10 years old can be considered new while those 30 years or older are generally in poor condition and in need of replacement or rehabilitation. Utilizing these general categories, the overall percentage of housing stock 30 years or older has risen very slightly from 40% to 40.2% countywide with a corresponding change in stock less than 30 years old declining slightly from 60% to 59.8%. The continued balance is due to new housing construction during the 1980's and 1990's. The balance of age of the less than 30 year old stock, however, has shifted from 25% considered "new" in 1990 to 18.9% considered new in the year 2000. This is due to the slowing of construction in the last decade, part of the boom-and-bust cycle in development experienced in the community historically. It is noted that this shift is prevalent more in the City than in the unincorporated County. The largest change indicated is in those homes in the 20-30 year range will, in another decade, be considered candidates for

replacement or rehabilitation. In 1990, 13% of the housing stock countywide was this age category while in 2000 it increased to 21.1%.

Table 19
HOUSING AGE

	Countywide	City	Unincorporated County	1990 Countywide
1990-2000	1,970 (18.9%)	231 (13.3%)	1,739 (20.0%)	----
1980-1989	2,070 (19.8%)	375 (21.6%)	1,645 (19.0%)	25%
1970-79	2,205 (21.1%)	351 (20.2%)	1,854 (21.4%)	22%
Before 1970	4,189 (40.2%)	765 (43.9%)	3,424 (39.6%)	13%
Before 1960	---	---	---	40%
Total Units	10,434	1,742	8,642	9,556

Source: Census 2000 SF-3 Table DP-4 and 1992 Housing Element Table 16

Housing Rehabilitation and Replacement

Housing conditions are a function of age, maintenance and, often, ownership. In addition to the normal aging process, harsh north coast weather and low incomes, which result in limited maintenance and rehabilitation can take a toll on the condition of housing in the city and county. Generally when a residence falls below good standards of construction (safe structure, energy efficiency, updated wiring, adequate water and sewer, etc.) it is considered in need of rehabilitation. Those units, which require over 50% of their value for such work, are typically candidates for replacement. The question is how many housing units need rehabilitation or replacement in the City and County.

In 1984, 1988 and 1990, the State Housing Plan indicated that 34% (2,790 units) to 33% (2,770-2,930 units) of the housing stock countywide was in need or replacement or rehabilitation. As noted in the 1992 City/County Housing Element, these figures do not reflect adjustments for rehabilitation of older units. In 1991, City staff surveyed all housing units (1,779 per 1990 Census), within the city limits. Three hundred and seventy-three units (20.9%), were in need of rehabilitation - 33 (8.8%), of which needed replacement. The County Planning Department surveyed its administrative computer records regarding housing stock in early 1991 and found that 2,693 units (28% of 1990 local stock count) were in need of replacement or rehabilitation. This was 240 units less than the State projection of 1990. Based upon field and record surveys, the 1992 Element identified 2,693 units countywide in need of rehabilitation or replacement, 373 of which were in the City. In 1996, the County undertook a more formal housing condition survey by mail to 2,500 county homeowners and determined that 29% of the unincorporated area housing stock was in need of major repairs.

The *Regional Housing Needs Plan for Del Norte County 1991-1997*, prepared by the California department of Housing and Community Development in 1991, indicated that there was a need for 27 replacement units in the City and 101 in the unincorporated County for a total of 128 units

Countywide. These figures were included in the overall number of needed new construction, which both jurisdictions have met, as indicated in Table 26. Since that time, 86 units were demolished in the unincorporated County with 51 units replaced and 11 units have been demolished with 1 unit replaced by a duplex.

Both the City and County undertook targeted income rehabilitation assistance programs in the 1990's. The County assisted 56 units projects and the City 89 units. In addition, the Del Norte Senior Center assisted in 673 weatherization projects providing upgrades in energy conservation features to targeted income households countywide. As a result of the population influx of the 1980-90's, and increases in the median income level, a continued surge in unassisted housing unit rehabilitation occurred in the community. These activities are reflected in Table 19, which indicates the number of housing units were issued building permits for rehabilitation/repair activities (reroofing, plumbing and electrical upgrades, termite/dry rot repair, and siding or window replacement) 1992-2000. Combined with the 1984-91 rehabilitation totals of 295 units in the City, and 2,677 units in the unincorporated County, significant work has been undertaken to rehabilitate and maintain housing stock in the county as a whole since the mid-1980's.

TABLE 20
1992-2000 REHABILITATION ACTIVITY

	1992 need	1992 H.E. goal	Rehabed units* 1992-2000	Demolition/ Replacements
Crescent City	373	138	307	11
Unincorp County	2,320	1,494	1,980	108
Countywide	2,693	1,834	2,287	119

* includes assisted and unassisted but not weatherization

The Census provides additional indicators of housing units, which are substandard in terms of plumbing, kitchen and heating data. Census 2000 indicates that all housing units within the City have plumbing, kitchen facilities and a source of heating. Countywide, the unincorporated area in this case, there is 42 units with no kitchens, 74 units with no plumbing facilities whatsoever and 32 units with no source of heating fuel. With approximately 109 units in the unincorporated area listed by the Census, as "boat, RV, van, etc" it is likely that the many of these units are these camping -style facilities.

Targeted Areas

Due to climate, age of housing stock and fluctuations in building development, both the need for rehabilitation and replacement are ongoing circumstances throughout the County. Because there are no large tracts of land outside of agricultural and forest areas where large scale development can occur, new development has been scattered within urban and rural areas. While the number of units in the Smith River and Fort Dick areas are low due to rural and agricultural densities, the percentage of substandard housing conditions remains high. The lower percentage of need in the developed greater Crescent City area is balanced by the greater number of units in need. The Old Mill Road, Filkens, Bertsch, Roosevelt, Beresa and Cronk Tracts are areas which are 30

or more years old where homes continue to require attention.

Del Norte County includes tribal lands and governments in three areas, Smith River, Elk Valley and the Klamath portion of the larger Yurok Tribal areas of Del Norte and Humboldt Counties. Each of the tribal governments has established housing assistance programs for their communities, which range from rehabilitation to housing assistance and ownership programs.

OVERCROWDING

A household unit that is occupied by more than one person per room, excluding kitchens, bathrooms, hallways and porches is considered overcrowded by Federal and State definition. Generally, overcrowding occurs when housing costs are so high that families are forced to live in smaller units in order to provide for their other basic needs of life, when not enough larger housing units are available, or by choice due to emotional attachment to a place.

Overcrowding in Del Norte County has decreased from 579 (7.2%) households in 1990 to 536 (5.8%) of households in 2000. The 2000 Census table for Tenure by Persons by Room indicates that there are 122 overcrowded households in the City and 414 in the County. Together, they account for roughly 7.9% and 5.4% of all households in their respective jurisdiction, which is significantly less than the State average of 15.2%.

In the City, 18 overcrowded households are owner-occupied and 104 households are renter-occupied, showing the prevalence of renters to live in overcrowded conditions. Approximately 149 owner occupied households in the County are overcrowded while 265 renter occupied households are overcrowded. Renters, Countywide and Statewide are much more likely to live in overcrowded housing than owners.

Although the housing stock has dramatically improved as far as the size and selection of units, a review of Census 2000 data for housing shows that a large number of one and two person households are not matched in housing unit size. Specifically, 64.8% of City households are made up of one and two person households and 59.7% of County households are similarly comprised. This means smaller households tend to use larger three and four bedroom units. Part of this is attributable to the real estate market where three or more bedrooms have greater resale value, part to the need for an extra bedroom and part for the fact that these are the homes occupied by empty nesters who purchased when their families were still at home.

There is not sufficient data available to compare household size to housing unit size by tenure to specifically determine where the need is. It appears larger rental units and more two to three bedroom residences continue to be the primary housing need countywide.

ASSISTED RENTAL HOUSING AT RISK OF CONVERSION

Housing Element requirements call for a program to preserve specified assisted rental units in the community. The program is to include an inventory of units in the specified programs; identification of units at risk of conversion; a cost analysis of preserving and/or replacing identified projects; identification of non-profit entities capable of acquiring and managing them; the number of units/projects to be preserved; and a description of efforts to preserve units at risk. The program is to cover a 10 year period with two 5-year planning periods which coincide with the General Plan Housing Element. The applicable planning periods for this Crescent City/Del Norte County Housing Element are 2001-06 and 2007-2012.

Inventory of Assisted Units

The 2002 Regional Housing Needs Plan for Del Norte County, prepared by the California Department of Housing and Community Development (Appendix A), identifies USDA/HUD assisted facilities in the community which should be reviewed. Additionally, a survey of multi-family units in the City and County, which are managed under affected programs, was also made. In the incorporated Crescent City area there are five qualifying projects. In the unincorporated Del Norte County area there are now two qualifying projects. The following is a list of all qualifying projects within the City and the County:

CITY OF CRESCENT CITY

- SEABREEZE APARTMENTS - 1045 E. Condor St. Project has 56 units for families under the FmHA 515 Rural Rental Housing program. Contract dates are 11/30/1979 to 11/30/2029. Eligible for prepayment in 2001. Verbal consultation by Housing Authority staff with Mike Maloney of Vintage Investment Properties, project owner, in October 2002 indicated that they have no intent to discontinue participation in the contract program. Project is not considered at risk during the 2000-2010 planning periods.
- TOTEM VILLA APARTMENTS -1085 Highway 101 North. Project has 36 units for families under the FmHA 515 Rural Rental Housing program. Contract dates are 11/1/1990 to 11/1/2040. Eligible for prepayment in 2010. Verbal consultation by Housing Authority staff with Mike Maloney of Vintage Investment Properties, project owner, in October 2002 indicated that they have no intent to discontinue participation in the contract program. Project is not considered at risk during the 2000-2010 planning periods.
- SEAGULL VILLA - 655 Pacific Avenue. Project has 50 units for seniors under the FmHA 515 Rural Rental Housing program. Contract dates are 9/10/1982 to 9/10/2032. Eligible for prepayment in 2001. Verbal consultation by Housing Authority staff with Mike Maloney of Vintage Investment Properties, project owner, in October 2002 indicated there is no intent to discontinue participation in the contract program. Project is not considered at risk during the 2000-2010 planning periods.
- CRESCENT CITY SENIOR APARTMENTS - CBM Group -1125 Oregon St. Project has 38 units for seniors under FmHA 515 Rural Rental Housing program. Contract expires in 2041. Eligible for prepayment in 2028. Project is not at risk within the 2000-2010 planning periods.
- THE SURF SENIOR APARTMENTS- 108 H Street. Project has 56 units for seniors was established as a Tax-exempt Bond financed project in 1996 (CAC-1996-246) which requires provision of base market rate units for a minimum of 15 years (2011). Information obtained from the California State Treasurer/ California Tax Credit Allocation Committee (CTAC) website. Project is not at risk within the 2000-2010

planning periods.

UNINCORPORATED COUNTY

- SEAWOOD APARTMENTS - Washington Blvd. at Inyo St. Of the 270 units, 56 units are for families which qualify for the HUD Section 8 program as condition of a County bond for the project. Contract expires 3/1/2004. County staff contacted the owner by mail and Denise Rivera, project Manager responded by phone that the owner has no intent to convert Section 8 units.
- REDWOOD COVE SENIOR APARTMENTS – 1765 Northcrest Drive. Project has 39 units constructed as a HUD Section 202 Supportive Housing for the Elderly project. Contract period is 7/1/1996 – 6/30/20016 and is not within the next two planning periods. Information obtained from the HUD website.

Cost Analysis

No units are at risk in either the City or County during the 2000-2010 planning periods, therefore no cost analysis is necessary. It is noted that FmHA projects are often refinanced for equity loans

Non-profit Management

Because no units are at risk in either the City or the County during the planning periods, the identification of a non-profit organization to assist in preserving units is not required. However, the Del Norte Housing Development Corporation is a local non-profit agency which is currently involved in the development of targeted assisted housing in the Del Norte County area, in particular farmworker housing in the community of Smith River.

Section 8 Rental Assistance Units

The Crescent City Housing Authority (CCHA) maintains a baseline agreement with The Department of Housing and Urban Development (HUD) for 590 Section 8 housing assistance vouchers. A review of rent scale is conducted quarterly and additional vouchers are possible where rents are low and excess funding is available as a result. In the year 2000 the number of active vouchers was 639. Between 2000 and 2002 the number has fluctuated between 210 and 677 due to fluctuations in rents. Waiting lists average 100 applicants with 20-30% not qualifying. In 2002 the greatest number of underhoused or unable to find housing within the 4-month voucher time frame are persons seeking studio or 1 bedroom units. Many are persons under 65 who are not disabled, often students at the local community college.

The CCHA reports no risk of loss in the 590 voucher baseline between 2001 and 2008 and hopes to expand its voucher availability to 725 by 2008.

HOUSING MARKET COSTS

Sales

Housing costs in Del Norte County have grown steadily since the 1992 Housing Element was completed. The steady growth is consistent with the growth of income shown in Table 11 and with the state as a whole. Table 21 compares the median housing values and rent for California, Del Norte County, and Crescent City. Housing

cost in both the city and county are considerably lower than the rest of the state; however, the County and City both have a noticeable lower median income level than the median income of the state. Table 23 summarizes the affordability levels for various income groups.

The 1992 Housing Element indicated that over 60% of all single family homes sold in 1991 were 3 bedroom homes. Over the past decade the percentages have changed with 3 bedroom homes now 36% of all single family homes sold. As illustrated in Table 22, the rest of the recent single family home sales are dispersed as follows: 1 bedroom units 4%, 2 bedroom units 35% and 4 plus bedroom units 25%. Sales of both 2 and 4 bedroom units have increased, 2 bedroom units by 12% and 4 bedroom units by 13%.

Table 22 illustrates the number of sales and average sales cost by house type between 1999 and 2002 countywide. While the average 3 bedroom home in 1991 sold for \$93,000, the average 3 bedroom home sold for \$130,276 in 2001. This is an increase of 40% in sales price 1991-2000. Most of these homes sold at or near the asking price.

Rents

Typical rents for Del Norte County during the years 1991- 2000 are represented in Table 24. Increases in rental prices have varied since the 1992 Housing Element with the highest changes in the lower range costs, ranging from a 17-20% increase in low end 1, 2 or 3 bedroom units to an increase of 45% in lower end 4+ bedroom units.

Table 25 represents fair market rents established by HUD for the Del Norte County. This Table is used by the City/County Housing Authority to help determine if rental units qualify for HUD subsidies. The Crescent City and Del Norte County housing rehabilitation programs also use these figures as a guide for the maximum rental prices that could be charged to low income families for units rehabilitated with CDBG funds. During the last decade these costs have increased from 5% to 53% with the greatest increases in large unit rents. For the most part these increases have kept pace with the open market rents shown in Table 24, although, again, large units have experienced the highest increase overall.

New Construction

New construction for single family residences in Del Norte County is a mixture of conventional built residences and manufactured homes which are either placed on individual parcels or placed within parks. Although conventional built homes are still the leader as far as the number of building permits issued each year, there are a growing number of manufactured homes being placed on privately owned land. The following paragraphs discuss the trends and costs associated with new construction including land cost and other development related costs.

Table 21

Comparative Housing Value And Rent (2000)

	<u>California</u>	<u>Del Norte County</u>	<u>Crescent City</u>
Median Housing	\$211,500.00	\$121,100.00	\$87,600.00
Median Rent	\$747.00	\$519.00	\$434.00

Source: US Census Bureau, 2000 Census (SF 3)

Comparative Housing Value And Rent (1990)

	<u>California</u>	<u>Del Norte County</u>	<u>Crescent City</u>
Median Housing	\$195,500.00	\$84,600.00	\$72,000.00
Median Rent	\$561.00	\$341.00	\$321.00

Source: US Census Bureau, 1990 Census (STF1)

Comparative Housing Value And Rent (1980)

	<u>California</u>	<u>Del Norte County</u>	<u>Crescent City</u>
Median Housing	\$84,700.00	\$49,800.00	\$47,100.00
Median Rent	\$253.00	\$180.00	\$192.00

Source: US Census Bureau, 1980 Census (STF 1)

TABLE 22
**AVERAGE HOUSING COST AND NUMBER OF SPECIFIC HOUSING TYPES
 SOLD IN DEL NORTE COUNTY
 1999-2002**

Unit Type	1 Bedroom Unit	2 Bedroom Unit	3 Bedroom Unit	4 Bedroom Unit
Total Sales	4 units	32 units	34 units	24 units
Average Price	\$43,250	\$57,506	\$130,276	\$130,054

Source: Del Norte County Board of Realtors

Table 23
Del Norte County
Housing Affordability
2000

	<u>Income</u>	<u>Sales Price</u>
Very Low	\$18,500	\$1- \$55,500
Low	\$29,600	\$55,501-\$88,800
Moderate	\$44,400	\$88,801-\$133,200
Above Moderate	\$44,400+	\$133,201+

Note: The above income is based upon a family of four. Sales price is based upon 3 x income.

Source: California Department of Housing and Community Development,
Affordability Regulations,

Table 24
Typical Rents For Del Norte County
1991- 2000

	1991	2000
Studio/ 1 Bedroom	\$288-\$495	\$231-\$499
2 Bedroom	\$350-\$675	\$410-\$700
3 Bedroom	\$500-\$900	\$600-\$900
4 Bedroom+	\$550-\$800	\$800-\$950

Source: Del Norte County Triplicate, Rental Ads

Table 25
Del Norte County
HUD - Fair Market Rents
Effective October 1, 2001

Bedrooms	Rent 1990	Rent 2000
0 Bedrooms	\$312.00	\$327.00
1Bedrooms	\$382.00	\$448.00
2 Bedrooms	\$449.00	\$595.00
3 Bedrooms	\$656.00	\$830.00
4 Bedrooms	\$639.00	\$978.00
5 Bedrooms	\$743.00	\$1,125.00

*** Listings do not include utilities.**

Source: Del Norte and Crescent City Housing Authority, US Department of Housing and Urban Development.

Manufactured homes are a less expensive and quick alternative to building a conventional home. Based on data produced by the U.S. Commerce Department's Census Bureau, the average sale price for a single section home is \$31,900, for a double section home is \$68,000 and for a home with more than two sections is \$68,600. The average size for a single section home is 1,065 sq.ft., for a double section home is 1,590 sq.ft. and for more than two sections is 1,510 sq.ft.. Setup and delivery charges for sectional units range from \$6,000 to \$12,000 based on the site of the home. Sales of single section manufactured homes are a small portion of overall sales with double sectional and more than two sectional manufactured homes being the more sought after by prospective homeowners. Recent market trends show that the majority of manufactured home sales are placed on private property rather than in manufactured home communities. Del Norte County has extensively provided for mobilehome/manufactured home placements on property since the inception of its zoning ordinances in the 1960's which has resulted in higher home ownership.

While the initial cost of new manufactured homes is much less than new conventional homes, the disadvantage is the resale value. Used manufactured homes drop in value considerably depending on age and condition. Although manufactured homes have improved in overall quality through the use of better construction materials and federal standards for construction, there is still a perception by the public that the homes are of lesser value than conventional homes which consequently makes them more difficult to sell. Such units often make up the lower end of the housing market providing starting homes for low or moderate income families.

Conventional built homes in Del Norte County have become significantly more expensive during the last planning period of the Housing Element. Whereas in 1992 the average 3-bedroom, two-bath house exceeded \$70,000 to construct, it now cost on average \$128,000 to construct. The average cost per square foot for new construction of average quality is \$80. This is the general quality used for speculation homes in a normal housing market. Custom home construction averages \$100 per square foot. Based on a review of Del Norte County Building Permits for new residences, the average three bedroom two-bath residence is approximately 1600 sq.ft. in size. Local average square footage is significantly less than the nationwide average of 2,324 sq.ft.. Using the local average square footage price for new construction, the local average single family residence cost \$128,000 as new construction.

Raw land in the County and City varies significantly based on location. An average urban lot (60' by 110') currently lists for \$25,000 while an average rural lot (1 acre or more) lists for \$35,000. This does not take into account specialty properties, such as ocean or river locations which tend to be more expensive, and properties that have environmental issues, such as poor soils for sewage disposal, which tend to be less expensive.

Additional cost related to development include building permit fees, school mitigation fees, and utility install.

ENERGY CONSERVATION

Located along California's north coast, Del Norte County and Crescent City experience cool days with an abundance of rain and fog. The area's annual mean temperature is 51 degrees. The average winter temperature is 48 degrees, and the average summer temperature along the coast is 62 degrees. During the summer, inland area temperatures run approximately 20 degrees higher. The average rainfall in the Crescent City urban area is 65.55 inches, while seven miles northeast of downtown Crescent City the average annual rainfall is 87.58 inches.

The main energy source in the Del Norte County area is electricity provided at this time by Pacific Power. While a change in provider is being addressed at this time it is unlikely that more than one provider will be available in the near future. Census 2000 indicates that 755 of City housing units and 48.4% of County housing units use electricity for heating. Wood, fuel oil, LP gas and small gas utility are also utilized. While 23.9% of the County units are heated by wood only 10 units in the entire county area utilize solar heating. A few homes use solar water heating with the majority, even those who use other sources for space heating or cooking, using electricity for water heating.

The main emphasis for energy conservation in the county area has been in weatherization and energy retrofit programs. Pacific Power had offered low interest loans for heating system, window and weatherstripping of existing residences in the early 1990's with 600 residential units receiving assistance. It is not known at this time if a new provider would continue such programs.

The Del Norte Senior Center continues to provide two countywide low-income household energy programs: the Low Income Weatherization Assistance Program (LIWAP) assisted in the weatherization of 673 homes from 1992-2000, and the Low Income Home Energy Assistance Program (LIHEAP) assisted 4,010 households with utility bill emergencies from 1992-2000. These programs are funded by the U.S. Department of Energy through the State of California. City and County housing rehabilitation programs for low income homeowners and owners of rental units rented to low income households also provide funding for weatherization such as insulation and windows.

Due to the climate, including limited sun during 4-6 months of the year, and native tree cover in some areas, the use of solar energy has not been perceived as a practical means of energy production in the area. However a few homes, businesses and government offices have demonstrated that solar water heating can be utilized effectively on a small scale. While a few private business owners have attempted to establish sales in the area they have not met with adequate financial success. The closest product and technical sources for alternative energy sources such as solar are located in Eureka, California or Medford, Oregon.

While local regulations generally permit wind generators on parcels one acre or larger, only a few residential owners have installed windmill facilities for home or agricultural

use. Local coastal winds are unpredictable however constantly changing in direction, force and duration. Foggy summers and gale force stormy winters provide extremes which are not conducive to continual windmill energy production.

Chapter 3

1992 HOUSING ELEMENT ASSESSMENT

The 1992 City and County Housing Element adopted quantified objectives and established goals with implementation programs to achieve them. Following is an analysis of the results during the last decade.

1992 QUANTIFIED OBJECTIVES

The City and County set quantitative goals for new housing units by targeted income group, rehabilitation and weatherization, which are noted (numeric goal) in Table 26. While goals were set for the five-year planning period, the assessment reflects the 1991-2000 time period.

Table 26
ASSESSMENT OF QUANTIFIED OBJECTIVES 1991-2000

NEED	(1992 OBJECTIVES) 2000 ACHIEVED								TOTALS (Goal) Achieved	
	Very Low Income		Low Income		Moderate Income		Above Moderate Income			
DEL NORTE COUNTY (unincorporated)										
New Construction*	(118)	192	(90)	165	(86)	428	(143)	481	(437)	1,266
Rehabilitation (assisted)	(60)	56			-		-		(60)	56
At-Risk	-		-		-		-		(0)	0
CRESCENT CITY										
New Construction*	(7)	18	(10)	66	(19)	71	(38)	8	(74)	163
Rehabilitation (assisted)	(70)	89			-		-		(70)	89
At Risk	-		-		-		-		(0)	0
COUNTYWIDE										
New Construction*	(125)	210	(100)	231	(105)	499	(181)	489	(511)	1,429
Rehabilitation (assisted)	(130)	145			-		-		(130)	145
Weatherization	600	1273			-		-		(600)	1273
At Risk	0		-		-		-		(0)	0

* New Construction goals include Needs Plan replacement unit goals of 101 units in unincorporated County and 27 units in Crescent City.

COUNTY Response: All new construction goals of the County are more than met due to growth related to the new prison in the early part of the decade and steady, though declining, growth in the later 1990's. The County's continued provisions for single-family mobilehome and manufactured home development continued to provide for low income ownership while new mobilehome parks and assisted unit projects, such as Redwood Cove Senior Apartments, provided for the low and very low groups as well. Rehabilitation goals for the planning period fell a few units below the target for assisted projects; however, Table 14 illustrates that this was more than balanced by unassisted rehabilitation for over 1,900 units. The replacement unit goal of 101 units set by the Regional Housing Needs Plan were incorporated into the overall new construction goal by that plan and were met also.

CITY Response: Within the City, development of several multifamily unit projects, such as the Surf Senior Apartments, provided a significant increase in Low and Very Low income units. Single family development also provided for more than the targeted number of Moderate income units as well. For the second planning period, development of Above Moderate income units was significantly below target, resulting in a continued unbalance in the overall housing picture in the City. Assisted rehabilitation projects in the City met goal, however, response diminished and renewal of the program was not pursued. As in the case of the County, significant unassisted rehabilitation occurred, shown in Table 14, with over 1,000 different units in the City receiving rehabilitative action during the decade. The replacement goal of 27 units set by the Regional Housing Needs Plan was incorporated into the overall new construction goal by that plan and was also met.

DEL NORTE SENIOR CENTER Response: The 5 year period goal of 600 units for weatherization program assistance was met during the decade at 673; however, it is noted that the expectation of the number of units per year was too high for available funding. This is reflected in an overall decade performance of about 50% of the number per year originally projected. Since funding trends at the state or federal level are continuing to decline, goals for the next period should be reduced to a more reasonable level.

PACIFIC POWER AND LIGHT Response: From 1994-96 PP&L, the local purveyor of electric service, provided an energy conservation low interest loan program to any customer within the Del Norte County area. The program included insulation and window replacement as well as a residential energy use inventory which provided water heater and electrical outlet insulators and heating system information. During this time over 600 customers were assisted. Due to the focus on energy consumption no record of household income was kept. In some cases building permits may have been required for work however in most cases a permit may not have been required. The program ended in 1996.

GOAL IMPLEMENTATION PROGRAMS

Specific action programs were identified in the 1992 Element as implementation for each goal. The following outlines the program statement and provides a response from the responsible agency. In those cases where action has continued past the 2000 time frame, additional information is provided.

1992 Program 1.1. The County will conduct a study and develop a proposal for amendment of the County General Plan Land Use Element to set a minimum density standard for the existing urban residential designations: UR 0-6 units/acres, UR 0-12 units/acres, UR 0-15 Units/acre.

COUNTY Response: As part of the on-going Del Norte County General Plan Revision, the County included a minimum density for the urban residential designations from Urban Residential 0-6 units/acres, Multi-Family 0-12 units/acres and Multi-Family 0-15 units/acres to Urban Residential 0-2 units/acres, Multi-Family Residential 2-6 units/acres, and Multi-Family Residential 6-15 units/acres. The Planning Commission has adopted the General Plan with

this change included and has recommended approval of the document by the Board of Supervisors.

1992 Program 1.2. *The City and County will continue to address the issues and funding of upgrading and expanding the community water services in the Crescent City area through the joint existing "USA" Urban Services Area committee. The City and County will continue to address upgrading and expanding of sewer service as individual issues arise. The County will continue to work with outlying service agencies regarding individual issues of adequate water service, where applicable.*

COUNTY Response: The joint "USA" Urban Services Area committee was successful in accomplishing the goal of identifying several funding sources to upgrade and expand the community water system. The County assisted the City by helping to expedite the processing of permits for work on the City's upgrade project located within the County's jurisdiction.

The County has conducted and completed a rehabilitation of the County portion of the sewer system. The County also participated in the development of the County of Del Norte and City of Crescent City Community Wastewater Conveyance and Treatment Feasibility Study completed in October 2000.

The County's participation in assisting outlying service agencies on an individual basis continues to be an on-going activity. Since the adoption of the Housing Element, the County has assisted several community service districts including the Klamath Community Services District (KCSD) and the Smith River Community Services District (SRCSD). Specifically, the County assisted the KCSD in the preparation of a boundary adjustment application, which helped them secure their water supply. Also, the County has worked with the SRCSD on 1st Street by allowing the District to upgrade their service lines while the road was under reconstruction. This will also occur when the County reconstructs Fred D. Haight Drive and Beckstead Avenue in Smith River in the future.

CITY Response: 1991-2000: In 1997-98, the City obtained a grant from the California Department of Water Resources for funding of construction of the upgrade of its water transmission line and storage facilities.

In 1997, the California Regional Water Quality Control Board (RWQCB) issued a "Cease and Desist Order" restricting additional hook-ups to the regional wastewater treatment plant serving the greater Crescent City area with a limitation of 220 SFE (single family equivalent) additional hook-up flow set for the interim. The Order called for the development of a feasibility study with alternatives and timetable for construction of new facilities. The City contracted for the preparation of the County of Del Norte and City of Crescent City Community Wastewater Conveyance and Treatment Feasibility Study, which, with the participation of the county, was completed in October 2000 (SHN 2000). The recommendations are based on a projected 20-year planning horizon within

the urban service area provided in the City and County General Plan 2000-2020 updated documents. The study calls for construction of new facilities with a design capacity of 2.7 mgd for average dry weather flow and 4.2 mgd for average wet weather flow.

2001-2002: With the completion of approximately 37,000 lineal feet of 24-inch line and construction of a 4 million gallon water tank in 2001-02, the municipal water supply and distribution system increased the City's water system capacity to 6.3 mgd, sufficient to serve development in the urban Crescent City area.

In March 2001, the City adopted a schedule for construction of a new WWTP facility by 2007, which was accepted by the RWQCB. In May 2002, the City entered into a contract for engineering services for the design of the facility. The City has also undertaken the repair of its existing collection system and is initiating a low-flow water use rehabilitation program for the reduction of water and sewer use in existing development in the City. In June 2002, the City reported that 134.63 SFE hook-ups remained available.

1992 Program 1.3: *Explore the concept of development standards in the City and unincorporated County Crescent City area which are more similar to each other. This would begin with discussion and agreement between the agencies to undertake this goal and establishment of a process to identify and address any issues of concern. Issues such as parking requirements, street and/or utility improvements could be reviewed.*

COUNTY Response: The City and the County worked together during their General Plan revisions to develop similar development standards including similar land use densities and public service goals. The County adopted urban road standards that require curb, gutter and sidewalk that match similar City street improvements.

CITY Response: The City worked to coordinate General Plan update revisions with the County to develop similar development standards including similar land use densities, adoption of an urban boundary, an annexation plan with increased residential densities in undeveloped and underdeveloped areas, and coordinated public service goals.

1992 Program 2.1: *Monitor County residential building activity by income categories on an annual basis for use in determining whether an average of the needs goals are being met by the open market.*

COUNTY Response: The County established a database to categorize building permit activity by the type and value when known. This information is utilized in conjunction with income information provided by the State to determine whether open market housing construction meets the needs as determined by the Regional Housing Needs Allocation Plan. The County has still not determined a mechanism for requiring valuation information on manufactured home

placements and mobilehome sets. This information is still only available from the County Assessor.

1992 Program 2.2: Monitor City residential building activity by income categories on an annual basis for determining whether an average of the needs goals are being met by the open market.

CITY Response: The City has monitored and reported its building activity by income categories on an annual basis as a part of its Redevelopment Agency annual report.

1992 Program 2.3: City and County will continue to staff support the Del Norte Coalition for Housing to work with its advisory board to identify Low/Very Low income housing issues, programs, sites and/or potential funding sources as well as the existing homeless shelter.

CITY and COUNTY Response: The Coalition for Housing was an ad hoc group formed by local agencies and non-profits to save the Cooper House Shelter. When the shelter was taken over by Episcopal Community Services the group was disbanded. Both the City and County have worked with other agencies, such as Rural Human Services, County Mental Health and County Social Services departments to provide information in planning for their housing programs.

1992 Program 2.4: The City and County will each adopt a Bonus Density Ordinance to reflect existing policies pursuant to Government Code Section 65915 (a).

COUNTY Response: Del Norte County Title 21 – Coastal Zoning has a section in its General Provisions regarding the County's consideration of increased development density for projects that have low and moderate housing components. The County does require that any Low and/or Moderate income dwelling units be required to be constructed as part of the initial phase of the project.

CITY Response: As a part of the General Plan Update process the City has included provisions for bonus density in its Zoning Ordinance Update program pursuant to State regulations.

1992 Program 3.1: The City and County will provide pre-application review assistance in siting and preparation of applications for Very Low/Low income targeted or special needs targeted projects. This could include assistance such as: locating appropriate sites, identifying issues of concern, referral to funding or program agencies such as the Housing Authority, preparing fee or timetable outline, etc.

COUNTY Response: 1991-2000: In 1995, the Del Norte Housing Development Corporation, a program of Rural Human Services a non profit organization, submitted a Use Permit application for a quasi-public farmworkers center in

Smith River. County Planning staff assisted the applicant with zoning/land use information for the site, identified potential issues prior to application submittal and provided timeline information for project submittal and review. The County Planning Commission approved the project with 13 short-term units and 17 long-term units, however, the project was never completed. The County also assisted the Del Norte Senior Center with their application for 40 Very Low-income senior apartments in conjunction with a Senior Nutrition Center and Administration Center. Specifically, the project required a variance from the County Off-Street Parking Ordinance, which required 80 parking spaces. County planning staff recommended reducing the number of required parking spaces to 49 taking into consideration the age, physical conditions and tendency for single-person households for seniors. The County Planning Commission and County Board of Supervisors approved the variance request.

During the time period listed above, staff provided formal (written) and informal (verbal) information for prospective sponsors of special needs targeted projects. Typically these include basic zoning and land use information as well as identification of any information that will be required if an application is filed. Timetables are also given when the project requires discretionary review.

2001-02: In 2001, the County assisted the Del Norte Housing Development Corporation with a pre-application review for a separate Low-income housing unit project in Smith River. County staff attended several meetings with DNHDC staff to discuss issues relevant to the site selection. Due to physical constraints related to agricultural lands in the Coastal Zone, the preferred site was eliminated and an alternative site across the highway was selected. The County is providing assistance as needed on the new project site. In 2002, the County assisted Rural Human Services with their Use Permit for a Quasi Public use application for a new Harrington House on property located within the County. The 28-bed shelter will serve victims of domestic violence. The County Planning Commission approved the project in June 2002.

CITY Response: 1991-2000: In 1994, the Crescent City Redevelopment Agency provided funding assistance for the development of a 55 unit Very Low/Low income senior apartment facility. In 1997, the City made an exception to its water hook-up moratorium to provide a water service extension to the Redwood Cover Senior Apartments construction project. In 1998-99, the Crescent City Redevelopment Agency provided funding assistance for the development of 34 Low/Very Low Section 8 rental units. In 1999, Rural Human Services obtained a City CBDG grant for preparation of a feasibility study for the relocation of Harrington House's domestic violence shelter. Rural Human Services has also obtained City CBDG grants for its domestic violence shelter activities at the Harrington House.

2001-02: In 2002/02, the City approved an application by Rural Human Services for City CBDG funds for a portion of the construction of a new Harrington House domestic violence shelter to be located in the unincorporated County area.

1992 Program 3.2: *The County Department of Community Development, working with the Housing Authority, local non-profit organizations, or developers, will encourage the development of one or more projects with an aggregate goal of 42 Very Low/Low income multifamily units. The County will assist in site identification, permit coordination, and provide data or letters of support for funding applications. The County will consider, on a case-by-case basis, requests for bonus density deferred agreements or waivers for improvements, and/or local bonding assistance. The County may consider participation in a CDBG land write down or public improvements grant request if an appropriate purchase/development/management proposal can be developed.*

COUNTY Response: Since the adoption of the Housing Element, the County has assisted the Del Norte Senior Center with the development of Redwood Cove, a very low income housing complex with a nutrition center and administration building. The complex includes 40 one-bedroom units located in one building with a central recreation and access core. The maximum density for the property under its zoning only allowed for 24 units. Utilizing State Law for projects that serve low and very low income households, a 25% bonus density was required. The County granted additional housing density based on the specified need for Very Low income units as identified in the adopted Housing Element. The County also assisted the Del Norte Housing Development Corporation with their application for a farmworkers center of 13 motel/transient units and 17 long-term units on a parcel located in the Smith River area. As mentioned above, the project was never completed and the sponsor is still pursuing a similar project in the Smith River area.

1992 Program 3.3: *The Housing Authority will continue to utilize, to the fullest extent possible, its existing 262 certificates and 158 vouchers under the Federal Section 8 program. The Housing Authority will attempt to expand its voucher/certificate system, particularly for the provision of senior and large family units. It has targeted a goal of 25-50 additional vouchers/certificates per year. The Housing Authority will attempt to provide additional assisted large family rental units by working with City and County rehabilitation program(s) to utilize existing housing for the Section 8 program. It has targeted 5 units per year as a goal.*

Housing Authority Response: The Housing Authority continues its Section 8 assistance programs and has gone from 420 certificates and vouchers in 1992 to 671 vouchers in August of 2002, an average of over 27 new vouchers per year. It is noted that all certificates were changed to vouchers in 2000. With 2.5 persons as a typical household size, the Authority indicates that approximately 30% of its units are three-bedrooms or larger.

1992 Program 3.4: *The Housing Authority will establish a "Family Self Sufficiency Program" which integrates social services (job training, child care, living education seminars) with homeless, transitional, and long-term housing assistance recipients. This will involve coordination of programs and client referral between the Cooper House Shelter (Housing Coalition), job training program (RHS), Social Services Department, Childcare Council, Employment Development Department, and College of the Redwoods. The Housing Authority will pursue establishment of transitional housing units targeted for use in the Self Sufficiency Program by designating all new housing assistance voucher/certificates to the program.*

HOUSING AUTHORITY Response: An on-going program was established in 1992 coordinated with the family shelter with voucher/certificates preference. As the program proceeded, the Housing Authority determined that the majority of new vouchers were serving shelter clients almost solely and not targeted income households. A review of the situation with HUD resulted in a waiver issued by HUD in 1998-99, permitting the designation of new assistance vouchers based on a time/date basis for those qualified for the program and not on a preference basis.

1992 Program 3.5: *The Housing Authority will establish a Hispanic outreach program, including duplication of materials in Spanish, targeting of areas such as Smith River for units and clients, and bilingual office service, if possible.*

HOUSING AUTHORITY Response: In the mid-1990's, the Housing Authority began an outreach program targeting the Hispanic community in Smith River. Utilizing a bilingual staff member, community flyers, meetings and application seminars were held with attendance but little response. The reasons identified for lack of response include: 1) fear of the INS Declaration 214 form required for Section 8 assistance and 2) potential clients in overcrowded units not wanting to move from their long-time homes. The Authority does provide Spanish interpreters for its clients and has added the availability of a Hmong interpreter at its application workshops.

1992 Program 3.6: *The County will prepare zoning ordinance amendments addressing emergency and transitional housing for the homeless. Definition and/or permit policies for group care, dormitory, transitional apartments, motels and single-room-occupancy housing will be included. The City will prepare zoning ordinance amendments addressing emergency and transitional housing for the homeless. Definition and/or permit policies for group care, dormitory, transitional apartments, motels and single room-occupancy housing will be included.*

COUNTY Response: The County has not amended the zoning ordinance(s) to address emergency and transitional needs for the homeless. However, the County does continue to follow State Law when projects of this nature occur.

CITY Response: 1991-2000: The City Zoning Ordinance provides for dormitory, group care and motel uses.

2000-2002: The update of the City Zoning Ordinance expanded and updated group care and dormitory provisions and single-room occupancy hotel definitions. Transitional housing is considered to be a housing management program which may applied to any multi-family structure or complex, and has been determined to require no special zoning provision.

1992 Program 3.7: *The Del Norte Coalition for Housing will continue to operate the 30 person Cooper House homeless shelter for women, children, and families. This is an emergency shelter with up to 21 days shelter provided.*

RURAL HUMAN SERVICES Response: 1991-2000: The Del Norte Coalition for Housing was an ad hoc group of local nonprofits formed to save the Cooper House shelter from closing. Subsequently the Episcopal Community Services organization took over facility management at which time the Coalition disbanded. After issues of ownership and funding, management was turned over to the local nonprofit Rural Human Services (RHS) organization. RHS received funding to manage the rented facility as a domestic violence shelter, providing continued operation. Due to the floor plan and deteriorated condition of the facility it now serves only 10-12 clients on average.

2001-2002: In 2000, the RHS received CBDG funding through the City of Crescent City to conduct a feasibility study for the acquisition of a new site and construction of a new shelter. In 2002 a site was found, a permit obtained from the County and funding sources, including a City CBDG grant, have been obtained for construction of a new facility which will serve 26 clients and provide expanded living management programs.

1992 Program 3.8: *The Del Norte Coalition for Housing will conduct a feasibility study to locate and fund a 10-15 person homeless men's shelter in the Crescent City area. If feasible, the Coalition will seek to establish the shelter.*

RURAL HUMAN SERVICES Response: With the disbanding of the Coalition and continual focus by local nonprofit agencies upon funding and management resources to maintain the existing domestic violence shelter, no progress has been made in developing a men's shelter. The Red Cross, Dorcas Society, Community Assistance Network and RHS, under the coordination of RHS, have continued the men's motel stay voucher and eviction prevention programs.

1992 Program 3.9: *The Del Norte Coalition for Housing will study the needs of farmworkers in the Crescent City/Del Norte County area, and develop a proposal to address these needs. At this time it is not know what type of proposal may be developed; however, the following issues may be addressed: rehabilitation of housing for year-round residents, new housing for year-round residents, group housing for seasonal migrants, a housing coordination program.*

RURAL HUMAN SERVICES Response: 1991-2000: With the disbanding of the Coalition, Rural Human Services undertook a study of the need of farmworkers in the Smith River area. In 1995, a design for a 30-unit facility was developed and a coastal permit approved by Del Norte County for a location in Smith River at Highway 101 and Sarina Rd. Completion of the sale/purchase fell through, however, and the project was not constructed. RHS has continued to seek a new site for the project.

2001-2002: The Del Norte Housing Development Corporation continues to seek an alternative location for a low-income farmworker housing unit project in the Smith River Area. A working group of interested parties meet periodically to review potential project sites. A pre-application review was conducted in 2001 to evaluate a potential site at the northwest corner of Sarina Road and Highway 101. Their previous project approval was at the southwest corner of Sarina Road and Highway 101. Due to physical constraints related to the prime agricultural land use designation under the County Local Coastal Plan and location within the California Coastal Zone, the project was not pursued. Presently, the DNHDC is researching a parcel that is located across the highway from the previous two sites at the northeast corner of Hwy. 101 and Oceanview Dr. The County has provided application information to DNHDC and will continue to assist them during the application process.

1992 Program 3.10: Rural Human Services will continue to administer its rental eviction assistance program in the City and County area.

RURAL HUMAN SERVICES Response: Rural Human Services has continued to administer the rental eviction assistance program on a countywide basis in conjunction with the Red Cross, the Dorcas Society, and the Community Assistance Network.

1992 Program 3.11: Rural Human Services will work to acquire and make available rental units for mentally disabled clients of the County Mental Health Department program. The acquisition of 4 rental units to be rehabilitated and set aside for up to 6 clients is proposed.

RURAL HUMAN SERVICES/COUNTY MENTAL HEALTH DEPARTMENT Response: While Rural Human Services undertook other targeted housing needs, the County Mental Health Department pursued housing for its own clients. Mental health had a residential care home in the mid 1990's which was open 1 ½ to 2 years, however, it closed due to lack of client's needing intensive residential assistance. In the late 1990's, 2 residential group homes were established for semi independent living. One home still exists, serves five clients and is generally self-supporting. The second home closed due to lack of clients, however, there is again the need for a second home to serve 2-3 clients.

1992 Program 4.1: Update existing static County housing conditions reporting system by establishing a program for correlating building permits for rehabilitation

work with condition data for an on-going to date system. Update County building permit reporting system to better track permits for residential replacement projects; i.e., demolish/building, mobilehome/house, etc.

COUNTY Response: Although there have been improvements in the County's monitoring of rehabilitation permits through permit tracking by a spreadsheet, overall condition data on each rehabilitation permit is lacking. The County's building permit reporting system was improved to track replacement projects including demolitions, mobilehomes, and manufactured homes.

1992 Program 4.2: The City and County Rehabilitation program will continue to provide rehabilitation assistance in the City and County for substandard units. Utilizing current grant programs, the City has targeted 70 units for the 1991-1997 period while the County has targeted 60 units.

1992 Program 4.3: The Senior Center and City and County Rehabilitation programs will continue to promote and provide rehabilitation assistance in the City and County for weatherization of existing housing units. These efforts are included in the City and County rehabilitation targets outlined in program 4.2, while the Senior Center has targeted approximately 120 units per year.

COUNTY Response: As shown in Table 25, approximately 56 housing units were rehabilitated from 1991 to 2000 through the federally funded Community Development Block Grant (CDBG). The County Housing Rehabilitation Program receives the CDBG funds through the State Department of Housing and Community Development (HCD). Three of the rehabilitated units are located within the City limits and were funded under the County program. The County was able to fund these units when City funds were already expended for the given year.

CITY Response: From 1991 to 1995, the City administered a CDBG funded rehabilitation program which resulted in the rehabilitation of 40 housing units in the City limits. By 1994, response to the program had diminished and no additional funding was requested. The City Redevelopment Agency has also provided reimbursement to the Senior Center for the administration of the Senior Housing and Repair Program (SHARP) and the Housing Improvement Program (HIP), both of which have resulted in the rehabilitation of 49 units in the City limits between 1991 and 1999. This totals 89 units assisted as reflected on Table 24.

DEL NORTE SENIOR CENTER Response: As shown in Table 24, the Senior Center Weatherization program assisted 673 housing units from 1992 to 2000, an average of 65 units per year. Additionally, the Center assisted approximately 1,000 families with heating assistance.

1992 Program 4.4: Review status of requirements for addressing assisted rental units "at risk" of conversion to market rate rents in the unincorporated County, and prepare applicable reports for use in the 1997 Housing Element update.

CITY and COUNTY Response: Due to action of the State Legislature, the 1997 Housing Element update was extended to the year 2003. The 1992 Element analysis indicates that there were no assisted rental housing units at risk during the extended period. One locally assisted project has been identified as at risk during the 2002-08 planning period, and will be addressed as part of this Housing Element update.

1992 Program 5.1: *Posters on fair housing and equal opportunity will continue to be located at the Housing Authority office, City and County Rehabilitation and Building offices, the Senior Center, public library and real estate offices. City and County Housing Authority will continue to act as the local lead agency regarding complaints, providing screening and the toll free phone number of the State Fair Employment and Housing Commission.*

CITY and COUNTY Response: The Housing Authority continues to provide fair housing and equal opportunity information for local agency and office use. Fair housing and equal opportunity information is provided and posted by the City and County at public locations as feasible. The Housing Authority continues to act as the local lead agency regarding complaints, provides screening and referrals to the State Fair Employment and Housing Commission.

1992 Program 6.1: *City and County will appoint a housing advisory committee and begin update studies of the 1997 update of this element.*

CITY and COUNTY Response: Due to action of the State Legislature, the 1997 Housing Element update was extended to the year 2003. The City and the County have established an advisory committee to work with staff in the 2002-2003 draft update of the Housing Element.

PROGRESS IN IMPLEMENTATION AND 2001-2008

Table 25 has been compiled based upon the above evaluations and comments of the various responsible agencies regarding their experience with goal programs. Progress in general was good however the struggle of a small community with limited staffing resources and funding resources is also reflected. Table 25 also identifies those goal programs, which the agencies themselves identified as requiring continuation and update in the new goals of the 2001-2008 Element.

EFFECTIVENESS AND APPROPRIATENESS OF 1992 ELEMENT

The City and the County have achieved steady success in meeting regional needs for housing by providing adequate lands for housing types that meet all income levels. This is demonstrated in Table 26 which shows that both entities met their allocation for very low and low-income units. It is noted that in the last planning period the City did not meet the above income unit allocation. However, combined the City and County did

Table 27

1992 IMPLEMENTATION PROGRESS

Goal Program	Complete	Not Complete	On-going	Update Required
DEL NORTE COUNTY				
1.1	X			
1.2 (water)	X			
1.2(sewer)		X	X	X
1.3	X			
2.1	X		X	X
2.2	X		X	X
2.3			X	X
2.4	X			
3.1			X	X
3.2	X			X
3.6		X		X
3.11	X			X
4.1			X	X
4.2				
4.3	X		X	X
4.4			X	X
5.1			X	X
6.1	X		X	X
CITY OF CRESCENT CITY				
1.2(water)	X			
1.2(sewer)		X	X	X
1.3	X			
2.2	X		X	X
2.3			X	X

Goal Program	Complete	Not Complete	On-going	Update Required
City continued				
2.4	X			
3.1			X	X
3.6	X			
4.2	X		X	X
4.4			X	X
5.1			X	X
6.1	X		X	X
HOUSING AUTHORITY				
3.3	X			X
3.4	X			
3.5	X			
RURAL HUMAN SERVICES/non-profit				
3.7	X		X	X
3.8		X		X
3.9	X			X
3.10			X	X
3.11	X			X
DEL NORTE SENIOR CENTER/non-profit				
4.3	X		X	X

meet the fair share housing goals for the region. Working together to achieve the fair share housing allocation will become even more important during the 2001-2008 planning period due to the uncertainty of state and regional economies and the updating of availability of community utilities such as electricity and wastewater treatment.

Another positive point of the City and County is that residents continue to be active in the rehabilitation of residential units. Although the City and County have prioritized providing funds for rehabilitation loans, both jurisdictions still rely heavily on non-subsidized rehabilitation to maintain the longevity of the housing stock. The City and County will continue their streamlined permit process to encourage citizens to voluntarily apply for rehabilitation permits.

Limitations in staffing, expertise and funding have had an impact on the ability of local government and non-profit agencies to take on new affordable housing projects. Despite a recognized need and sincere interest on the part of these agencies, any available resources tend to be allocated to maintain existing programs. The continued support of these agencies in their efforts and as well as future projects to provide affordable housing are highlighted in the updated goals, policies and implementation programs included during the 2001-2008 planning period.

The City and the County also recognize that securing financial assistance from the state and federal government for affordable housing projects is a competitive process and that local public and non-profit agencies, as well as targeted housing developers in general, are often at a disadvantage due to the rural nature of the area. In particular, the County has a difficult time meeting the criteria needed in grant applications to be competitive for affordable housing grant funds. An effort will be made during the next planning period to identify the deficiencies that preclude the County from being competitive and then to begin work toward eliminating those deficiencies.

Outside forces such as policy changes at the state and federal levels have also influenced the development of affordable housing countywide. Additional requirements especially with regard to natural resources have caused some developers to go outside of the County or State. To a great extent, these requirements are outside of the control of the local government that is mandated to comply with policies of the state and federal governments.

Chapter 4 Housing Needs

The California housing element law requires that housing elements clearly identify the housing needs of the community and develop specific, quantifiable policies and programs to meet those needs. Housing needs represent the extent to which the housing units available do not match up with the type of housing required by the residents.

The preceding chapters of the housing element present an overview of population and housing related to the unincorporated County and the City of Crescent City. This chapter is intended to synthesize the County's and City's housing needs to establish a basis for the formulation of housing goals, policies and programs. In some categories the need far exceeds the capability of the County and the City to address the need. In those areas the County and City are committed to establishing policies and programs addressing at least some portion of the need. It is the intention of the County and the City that these programs will be continued or established as a foundation from which to build upon. In addition, the County and the City will be seeking assistance and cooperative relationships in meeting these needs from the private, non-profit and public sectors.

NEW CONSTRUCTION NEEDS

In addition to documenting recent changes and immediate housing needs, the housing element must project housing needs for all income levels for the planning period in which the element addresses. To assist cities and counties in making these projections, the local Council of Government or the California Department of Housing and Community Development (HCD), prepares a regional housing needs allocation plan. In late 2001 the City and the County requested preparation of such a plan to examine future housing needs on a countywide basis and to allocated these needs so that each jurisdiction can appropriate action to meet them.

The 2001 – 2008 Regional Needs Housing Allocation Plan (RHNA), which can be found in Appendix A, allocates its projects to the City and the County as well as a countywide total. This data is based upon population projections prepared by the California Department of Finance and upon Federal and State income definitions. Three projections are made according to City and County jurisdiction and include all types of housing units (single family, multifamily, manufactured home/mobilehome); the number of replacement units expected during the timetable; the number of new units needs; and the allocation of units needed by income level. The number of new units needed by jurisdiction is summarized in Table 27. The number of new units listed in Appendix A has been adjusted by 53 units to reflect the City's recent annexation of the Roosevelt Tract.

Table 28
New Construction Needs
by Income Group
January 2001 to July 2008

Income Group	City	Unincorporated	Total
Very Low	39	403	442
Low	47	247	294
Moderate	56	157	213
Above Moderate	214	473	687
Total	356	1280	1636

* Adjusted numbers to reflect Roosevelt Annexation

The RHNA also addresses the need for replacement housing as a result of market removals. Of the 1,636 housing units needed approximately 158 units Countywide are designated as replacements for market removals. Based upon the proportionate share of new construction need distribution this would mean 22 replacement units within the City of Crescent City and 136 units in the unincorporated County. These numbers were included in the above table for new construction need by the RHNA.

Special Needs

Certain groups have greater difficulty in finding decent, affordable housing due to their special needs and/or circumstances. Special circumstances may be related to one's employment and income, family characteristics, disability and household characteristics among others. As a result, certain segments of the City's and unincorporated County's residents may be more likely to have lower income and/or experience overpayment, overcrowding, and/or other housing problems. These special needs groups are addressed with regard to how the possible new housing construction needs in Table 27 may be met during the planning period of this Housing Element.

Large Households and Overcrowding.

According to the Census 2000, 10.5% of City households and 11.4% of unincorporated County households have five or more persons and therefore are defined as large households. Overcrowding impacts 7.9% of City households and 5.4% of unincorporated County households. In both cases renters tend to have larger households and are more likely to live in overcrowded housing. However, the City and the County are both below the State average of 16% of the persons in large households and 15.2% living in overcrowded conditions.

While no definitive information is available relating to large families and income, it is assumed that some portions of families requiring large units also fall into low and

very low affordability ranges. Table 14 indicates significant increases in larger rental unit costs during the past decade. As such, there is a need for some affordable, large household rental units (three to five bedrooms) in both the City and County based on the percentages identified above and to provide a balance in market rental rates.

In contrast, Census data has identified a group of persons living in smaller households (1 to 4 persons) who require one and two bedroom units. Small units are an important part of the housing stock because smaller affordable units will allow smaller families and individuals to live independently, thereby easing possible overcrowding by decreasing the need for families and individuals to double-up in units. Female heads of households, single elderly persons, and college age persons are typical residents of this category of housing.

Therefore, while there is a need for some housing project units for very low and low income households that improve housing stock for large families (three or more bedrooms), the need for projects that improve housing stock in one and two bedroom units to address overcrowding in households of four and fewer persons is greater.

Female Headed Households

Female headed households with children often require special consideration and assistance as a result of their greater need for affordable housing, accessible day care, health care, and other supportive services. Because of their relatively lower incomes and higher living expenses, such households usually have more limited opportunities finding affordable and decent and safe housing.

As shown in Table 6, 16.7% and 7.9% of City and Unincorporated County households are headed by females with children under the age of 18. These percentages represent approximately 860 households countywide. In comparison to the State with 7.3% of all households headed by female heads with own children under 18, the City and the County have a higher proportion of female headed households than the rest of the State. Figures from Census 2000 (poverty rates) and CHAS 2002 indicate that female headed households are likely to be users of very low income and other low income rental housing, which local assistance programs confirm. It can be assumed that, without assisted housing, most of these households are likely to overpay for housing, or experience other unmet housing needs. As a result of poverty, female heads of households often spend more on immediate needs such as food, clothing, transportation, and medical care, than on housing expenses.

While some of the needs of this group are met by existing assisted housing programs, there is a continued need for affordable housing to meet the needs of female headed households in general.

Elderly Households

Elderly households are those that have at least one member who is 65 years or over. Approximately 14.1% (3,326) of the countywide population is 65 years or older. Seniors comprise 12.7% (481) of the City population and 14.3% (2845) of the

unincorporated population and head 23% and 25% of all households in their respective jurisdictions. Census 2000 indicates that 928 countywide seniors live alone and that they are likely to be women. In the City almost one-half of Senior headed households rent while in the County only a tenth of senior headed households rent. This is most likely indicative of the greater number of assisted rental housing available in the City which may be enticing to seniors who may not be able to perform regular home maintenance or repair activities.

Since the certification of the last housing element, two housing projects have been completed that provide affordable housing to very low and low income seniors specifically. They are the Surf Apartments with 56 units in the City and Redwood Cove Apartments with 39 units in the County. Both housing complexes provide affordable studio efficiency units and one-bedroom units specially geared toward seniors with maintenance provided.

Assisted living facilities represent another housing option for seniors. These facilities are typically for the more frail elderly and offer daily assistance with personal and household tasks. The Addie Meedom House with 48 rooms is the only state registered facility in the County. There is no mandate to provide very low and low income rooms and as such the House operates at a market rate.

In summary, there is a need to preserve existing assisted units and to provide affordable assisted living facilities to meet the needs of our aging population in general.

The Disabled

Persons with a disability may require special housing facilities and financial assistance for housing. The living arrangement of disabled persons depends on the severity of the disability. Many persons live at home in an independent fashion or with other family members. To maintain independent living, disabled persons may need assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions among others. Services can be provided by public and private agencies. In Del Norte County and Crescent City those agencies offering services providing services to persons include (but are not limited to) the City Housing Authority, County Health and Social Services, County Mental Health, Del Norte Senior Center and DNADS.

As described in the Community Background report, as much as 24.8% of the non-institutional City population over the age of 5, and as much as 25.8% of the non-institutional unincorporated County population over the age of 5 has one or more disabilities. Table 7 lists the disabilities by type and numbers of persons of having a disability. However, there is no information available that indicates the number of those persons with more than one disability who may be double counted or may live in one family unit is available. It is difficult to determine how many of these cases may directly pose special needs housing. As such we can assume that those most

likely to have special housing needs could have difficulty finding affordable housing or housing that contains features that provide for the needs of the disabled, particularly in single-family ownership markets. Both the City and County require the provision of accessible multi-family units pursuant to the Housing and Urban Development/Title 24 requirements resulting in approximately one in five new multi-family units having provisions for physical disabilities. The City and County may also make reasonable accommodations in zoning regulations for persons with disabilities under the Federal Fair Housing Act and California Fair Employment and Housing Act. The City has adopted guidelines for accommodation in its zoning regulations while the County utilizes guidelines set forth by the State.

Farmworkers

The permanent housing needs of farmworkers have changed over time to be similar to any household's housing needs in terms of location. Whereas in the past farmworkers tended to be itinerant and returned home they now have brought their families and reside in Del Norte County on a permanent basis. Farmworker households generally have lower-incomes and therefore need lower-priced housing. This information is substantiated through the housing needs analysis and market study report and several housing needs surveys submitted by the Del Norte Housing Development Corporation (or as background information). These are included in Appendix B. The surveys indicate a need for better housing due to overcrowding and housing conditions that are substandard or in violation of health and safety codes. It is estimated that most agricultural employees are year round citizens of the County and find other work as necessary. There is no indication of need for migrant worker housing.

The Del Norte Housing Development Corporation has chosen to target farmworkers for development assistance. They estimate that there is a need for 250 residential units for agricultural workers of very low and low income status. These may be replacement or new units. It is their goal during in this planning period to construct 65 units of low and very-income for agricultural employees. The housing will include rental and self-help home ownership opportunities.

Native Americans

Del Norte County has two tribes: the Yurok Tribe which Reservation has the Resighini Rancheria within its boundary, and the Tolowa with the Smith River Rancheria and the Elk Valley Rancheria. There are no tribal lands or reservations within the City of Crescent City.

The Yurok Tribe has the largest membership with an estimated 2,210 members residing in Humboldt and Del Norte Counties and a significantly larger membership residing elsewhere. They have established the Yurok Housing Authority to address housing needs for tribal members within the Reservation boundary and the adjacent service areas of Humboldt and Del Norte Counties. The Yurok Tribe has a tribal certified One-Year and Five-Year Indian Housing Plan that addresses their goals and objectives with regard to meeting housing needs for tribal members, however this

Plan does not distinguish between Del Norte and Humboldt Counties in its goals. These include providing rental housing, rehabilitation for rentals, homeownership programs, health and safety repairs to housing, homeownership rehabilitation, and college housing vouchers. According to the Indian Housing Plan, the total number of units presently needed in their service area is 1,004 and the total number of units requiring rehabilitation in the service area is 159. The County of Del Norte signed a Local Cooperation Agreement on June 27, 2000 with Yurok Tribe on matters related to the development, submission, or implementation of housing plans. Therefore, the County of Del Norte supports the goals and objectives identified in the Yurok Tribes Indian Housing Plan inclusive of the programs listed above.

The Smith River Rancheria has approximately 896 members. It is unknown at this time how many tribal members reside within the boundaries of the 160-acre Rancheria or within the rest of Del Norte County. The Rancheria has a certified One and Five Year Indian Housing Plan that has been accepted by the United States Department of Housing and Urban Development. According to the report there are 121 rental units and 208 owned units within or near the boundaries of the Rancheria. At least 42 of the rental units house Indian families whose housing needs have been met. The majority of those families are low income. Of the Indian families who own homes, 60 of those homes are low income. Approximately 98 of those homes require rehabilitation. The Rancheria owns 6 senior and/or disabled apartments.

The goals and objectives of the Rancheria include purchasing more land to construct homes to meet the needs of the low to moderate income families as well as the senior and disabled tribal members. Their plan consists of the construction of at least 13 rental homes and 9 senior and disabled rentals, construction of lease-to-own homes, rehabilitation of tribal owned homes, and providing assistance with the sale and purchase of other homes as they come available. Programs, training and homeowner counseling, credit counseling, health and safety and property maintenance programs are currently being developed.

The County and the Rancheria actively work together through monthly "Two-by-Two" meetings coordinated by the Del Norte County Board of Supervisors.

The Elk Valley Rancheria has 100 members however, only 25 live in Del Norte County. Approximately 20 of the 25 live within the boundary of the Rancheria. The Rancheria owns 9 houses that they rent to tribal members. Six of those units are within the Rancheria boundary. They have an existing program to provide rehabilitation to housing units of tribal members in Del Norte County. The Rancheria has identified a need for a homeownership program and for an assisted living facility for tribal elders. Within the planning period of this housing element revision they have established a goal of implementing the homeownership for all tribal members regardless of location and also the construction of a 8-unit assisted living facility for tribal elders. The latter project will be constructed within the boundary of the Rancheria.

THE HOMELESS AND THOSE IN TRANSITION

In 1991, as part of the 1992 Housing Element, in a survey of agencies involved in homeless placement it was determined that no needs study was available although each agency had a "feel" for what might be needed. A questionnaire regarding the number of cases/persons served for a general assessment of need was prepared however differences in record keeping techniques resulted in a general representation of the situation. It was noted that some agencies do not maintain detailed turn-away information, others maintain information by case while some count shelter nights or people served or beds and the need for more organized coordination of information was noted. In conducting the 2000 update discussions with service providers it was determined that while some changes in programs have occurred, record keeping regarding turn-aways and needs has not improved. However, due to the small size of the community and limited number of service providers a consensus about needs does exist.

In summary the needs identified are:

- Sustainable funding for on-going management of existing and new programs, including preventative programs, at their levels of need is necessary;
- Establishment of a 6-10 room transitional shelter for women, parents with children, and families not subject to domestic violence.
- Establishment of one or two small emergency shelters serving a total of 20-25 men, including mental health service users who are not acute;
- Establishment of a 10 unit transitional housing facility for mental health clients;
- Establishment of a second private group residence for mental health day treatment clients.

CONSERVATION AND IMPROVEMENT OF THE EXISTING HOUSING STOCK

The following summary addresses estimated need for existing housing unit preservation during the 2001-2009 planning period thru rehabilitation/weatherization, replacement or rental assistance preservation.

Rehabilitation

Based upon the information indicated by Tables 18 (Housing Age) and 19 (Rehabilitation Activity) it is estimated that approximately 33% of the housing stock over 30 years in age will need rehabilitative work, including both assisted and unassisted projects. During the 2001-2008 period this would project 300 units in the City and 1800 units in the unincorporated County for a countywide total of 2100 units.

Based upon Table 18 (Housing Age) and the work of the Del Norte Senior Center it is estimated that a minimum need of 65 units per year can be assisted under the Weatherization program, if existing funding programs remain available. During the 2001-2008 period this would project 520 units in need of assistance.

Section 8 Rental Assistance

The Crescent City Housing Authority plans to preserve its 590 voucher baseline agreement with HUD and hopes to expand its over issue program to 725 by the year 2008 utilizing its lower rent cost savings program.

Chapter 5

Vacant Land and Development Sites

State Housing Element regulations require that the housing element identify adequate sites for development including “an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment and an analysis of the relationship of zoning and public facilities and services to these sites”. This analysis is to focus on lands suitable for residential development during the 2001-2008 period and whether they will meet the new construction needs identified for the same time frame. The locality can then determine if additional government actions would be needed to help meet the projected new construction need.

The question of suitability of land relates to factors such as physical features and location as well as appropriate zoning and the type of community services available. State guidelines emphasize the provision of community water and sewer lines as essential to residential development. This is solely an urban orientation and only partially reflects the lifestyle, and therefore housing mix, of Del Norte County. Rural densities of 1 acre or larger lots with independent on-site wells and sewage disposal units and private roads are as important in the local housing market as 6,000 sq.ft. lots with community services and public roads. This report therefore distinguishes between urban densities where community water and/or sewer are usually required and rural densities where independent water sewage disposal are utilized. Individual assessment is still required as part of any project review.

VACANT LAND STUDY - UNINCORPORATED DEL NORTE COUNTY

A vacant land report was conducted by County Staff in January 2003 (Appendix C). In order to focus on lands which could reasonably be expected to be developed during 2001-2008, the study was broken into several sections: Approved Large Projects (5 acres or more in size); Major Vacant Developable Lands; Major Vacant Developable Lands Subject to Approval of Rezone and/or Local Coastal Program Amendment; Coastal Zone Areas; and, Lands for Special Needs. The data from these surveys was used to compile Table 29. These surveys indicate that there is adequate vacant land available to meet identified new construction needs through 2008 without relying on the lands designated in Appendix C – Section III. This data also indicates that there is a variety of types of units which could be constructed under the existing zoning/land use designations and water/sewage choices.

Vacant Development Lands

The top portion of Table 29 provides a summary of potential units for single-family, multiple family and mobilehome park development found in the Approved Projects, Major Vacant Lands and Mobilehome Lots (Special Needs) surveys. For large approved projects, the parcel size and number of dwelling units are a known quantity and are listed as such in Appendix C. For major developable lands, County staff estimated a conservative number of dwelling unit potential by taking into consideration known

factors such as environmental constraints, topography, and odd parcel shapes which are common qualities of rural lands. Staff totaled the number of acres and number of potential units to arrive at the figures found in Table 29. As such, it not reasonable to divide the number of acres by the number of potential dwelling units in order to derive an average density for lot size.

Of the 2,650 total potential units 433 have some form of local approval such as a recorded or tentative map or use permit and 999 are awaiting a rezone or Local Coastal Program Amendment. Approximately 203 units reflect recorded subdivisions and 71 are mobilehome park spaces not yet filled. These parcels are zoned for conventional homes or manufactured homes which meet the County's architectural standards. The remaining 159 are subdivision lots in the process of construction and/or recordation. These are likely to be completed during the duration of this Housing Element based on review of the planning files and building permits for these projects and the closeness of them to completion. Of the 433 potential dwelling units, 274 could have a dwelling placed on them with minimal processing. It is also anticipated that future development applications will be submitted for lands listed in the Appendix C – Section III as major developable lands due to the adoption County's General Plan Revision and eminent Countywide zoning revision. Several large landholders have awaited the change of the land use designations on their parcels before proceeding with residential development projects.

In addition to the above, there are 10 mobilehome park units in non-residential urban zones which have been approved by the County at this time. The Coastal Zone survey also indicates 707 existing vacant lots (approximately half urban, half rural) which could be developed with single family residences/manufactured homes with architectural standards with 246 of these designated for general manufactured homes use as well.

A separate land survey was conducted for residential zoned lands that permit any manufactured home that were not specifically identified in the Approved Large Projects (Appendix C- Section I) and Major Vacant Developable Lands (Appendix C- Section II) portion of the inventory. The survey indicated 622 vacant lots zoned for any manufactured home. Each of these lots is designated with the Manufactured Housing (MFH) Combining District overlay which allows manufactured homes constructed after July 1, 1976, regardless of architectural style. In Appendix C- Section IV – Special Needs in the Land Study, lands with the MFH designation are listed by general location, urban/rural designation, and Coastal or Non-Coastal designation. This figures does not include a review of all countywide lands with MFH Overlay designation nor does it include any of the residential lands listed in the approved large projects or major developable lands that may have the potential to be rezoned for the MFH Overlay. As such, based on current trends in housing development it is estimated that a minimum of 25% of the 622 potential dwelling units will be developed with manufactured housing

As stated above approximately 246 of the parcels zoned for any manufactured home are located in the Coastal Zone while there are 376 are located outside of the Coastal Zone. In both zones there is a mixture of urban and rural lots available.

Table 29
Del Norte County – Unincorporated Areas
Land Inventory Summary*

Zoning/Permitted Housing Type	Number of Acres	Density Range	Availability of Services	Dwelling Unit Potential
Single Family Rural	897	1 unit/1acre-5 acre	on-site	496
Urban	160	2-6 units/acre	community water and/or sewer**	422
Multi-Family Urban	49	6-15 units /acre	community water and or sewer**	552
Mobilehome Park Rural	19	0-2 units/acre	on-site	44
Urban	6	0-6 units/acre	community water and/or sewer**	27
Subtotal	1,131	varies	mixed	1,541
Single Family***	424	1 unit/1acre-5 acre	on-site	509
Multi-Family***	25	6-15 units /acre	community water and or sewer**	375
Mobilehome Park***	78	0-2 units/acre	on-site	115
Subtotal	526	varies	mixed	999
Total	1,658	varies	mixed	2,540
Coastal Zone Lots (adjusted)	unknown	varies	unknown	622
Currently Zoned Non-Res. (Mltifam or MhpK)	19	0-12 units/acre	community water and/or sewer**	110
Redevelopment Potential	—	—	—	—
Total 2001-2008 Potential	1,678+ acres	—	—	2,650

*Based on Appendix C – Unincorporated Area Vacant Land Study

**Dependent upon availability of community sewer.

***Lands subject to rezone or Local Coastal Program Amendment

Special Needs	Comments	Dwelling Unit Potential
Manufactured Homes Unrestricted (Single Family)	These may be placed on any residential parcel with a MFH (Manufactured Homes) Overlay. They have no architectural requirements and no size restriction. These are in addition to the total units listed above.	622
Manufactured Homes Single Family	These may be placed on any single family lot in lieu of a conventional home subject to architecture and are a part of the above total as well the 622 units listed above.	1,427
Mobilehome Park not MHPK Zone	These may be by use permit on any undeveloped residential single or multi-family land at density and are part of the above total.	2,464
Emergency: Transitional Apts.	These units may be placed on any multifamily land and are part of the above total.	927
Emergency Shelter	See EMERGENCY SHELTER discussion.	NA based on beds not du

When reviewing lands within the County for development potential only those lands that have or will be designated for residential developed were considered in the potential dwelling unit figures. Lands designated for agriculture, timber production or industrial use were not considered since an adequate acreage of land compatible is available for residential use. These lands, especially agricultural lands within the Coastal Zone, have a high degree of protection from non-agricultural uses under the Coastal Act. Even those lands designated as residential have constraints that prevent them from fully being developed. Such constraints include on-site riparian habitat, wetlands, sand dunes, floodplain, steep slopes, poor soils for sewage disposal, lack of adequate access, and general drainage issues among others that are not enumerated here. Irregular lot sizes were as a result of haphazard planning that occurred prior to opening of the Planning Department in the early 1960's. The lot shapes make it difficult to achieve maximum density potential even with using design tools available through the zoning ordinance such as Planned Community Zoning which allows flexibility with respect to construction setbacks. Despite the considerable amount of land use and physical constraints that prohibit residential development, the County's Land Study demonstrates that there is still adequate lands available to meet the regional housing need.

In total there are enough vacant lots and vacant lands which could be feasibly developed into as many as 2,650 various types of dwelling units. It should be noted that this survey and estimate do not include all existing vacant lots which could be considered "infill" in existing neighborhoods with the exception of the Special Needs Survey done to identify vacant MFH Zoned parcels.

No survey of underutilized lands was undertaken as part of this project. However it is noted that there are urban residential areas where increased density on lots with existing residences may be possible under the General Plan Land Use designation. Various lots in the Filkins, Pebble Beach and Bertsch areas of Crescent City and lots in the Smith River town area could provide second or third units if minimum project area requirements for clustered zoning districts were changed. This issue is discussed further in the Governmental Constraints section.

Coastal Zone Areas

The Coastal Zone Area discussion in Appendix C indicates that there is a minimum potential for 1,213 residential units within the Coastal Zone area of the County. Of these, 128 units are contingent upon certification of the Local Coastal Program Update by the California Coastal Commission. The vacant lots include urban mobilehome park spaces and lots designated for rural and urban single family residences. Approximately 36% (158) of all approved projects are located within the Coastal Zone. An additional 246 vacant residential units that are suitable for manufactured homes without architectural standards were also identified within the Coastal Zone during the special needs study. It is assumed that these lots as well as those approved subdivision lots and mobilehome park spaces could be developed with minimal processing beyond a building permit or Coastal Development Permit.

VACANT LAND INVENTORY - CITY OF CRESCENT CITY

The 1992 Housing Element indicated a potential for 514 new units in the City. With the construction of 163 new units from 1992-2000 it would be expected that a potential of 351 units remain. However, the City undertook an update of its General Plan in 1997, citing provision for potential growth as a key issue. The 2020 General Plan was adopted in May 2001. The planning process included a vacant land study conducted in 1997. A new study was conducted by City staff for this report in the Fall of 2002. It evaluated the potential for new unit development on vacant lands, underutilized lands and lands with the potential for mixed use or special needs development. Potential was based upon the General Plan land use, densities and related zoning of the 2000-2020 Update. The results are presented in Appendix C and summarized in Table 30.

Vacant and Underutilized Land Potential

In 2002 the City conducted a comprehensive vacant and underutilized land study, evaluating parcels individually for realistic unit potential. Consideration of lot size, shape, topographic features (eg riparian corridors or coastal bluffs), and age or small size of existing improvements on underdeveloped parcels were taken into consideration for suitability of site potential. All properties except one block within an annexation area in process are served by public water, sewer and streets. Within the City enough vacant and underutilized land designated for residential development was identified to develop 945 units. This is more than twice the new construction objective for the 2001-08 planning period. Considering greater trends towards maximizing density when feasible and utilizing mixed use development opportunities, the City has identified a total potential of 1,104 new housing units under existing zoning. Parcels surveyed include private sector ownership and five parcels owned by the City and County which have residential potential and are currently for sale. (See Surplus Lands)

Of the 1,104 units, 45 are in single-family designated areas while 900 are in medium and high density multifamily designated areas. Single family development potential includes those properties which meet City Code requirements for second units, which have been updated under AB1866 and are counted as single family. Under the City Plan and zoning, development in multifamily areas is not limited by housing type (duplex, apartment, townhouse, etc) but by density and lot size only, permitting second units by right. The count does not include bonus density potential. These lands also have a higher potential for application of the Planned Unit Development overlap for condominium ownership.

The updated City Plan and zoning also introduced mixed-use provisions to previously restricted commercial areas. An additional potential of 159 units was identified in areas where mixed use or open space transfer of development rights is allocated. Due to the lack of experience with any larger mixed use complexes in the community it is anticipated that it will take some time before the local financial and construction sector utilizes this potential. It is more likely that, with City incentives such as Redevelopment Area set aside funds, an outside developer will be the first to undertake such a development, establishing a trend for local developers to follow.

All but seven parcels (representing 129 units) in the survey have City water and sewer lines immediately available to them and are available for development without any Zoning or General Plan changes unless a Planned Unit Development is proposed for condominium development. Those without service lines are within one block and mains may be extended once the LAFCO approved

annexation of the area is recorded by the State. While sewer lines are available, the Wastewater Treatment Plant hookup capacity is limited until the year 2007 providing limited sewer hook-ups during that time (see Development Constraints). Other than this constraint the lands identified are suitable for development of residential units within the planning period.

Table 30
City of Crescent City
Land & Development Potential Inventory Summary*

Zoning/permitted housing type	Number of Parcels Available	Number of Acres	Density range (units/acre)	Availability of services & facilities	New Dwelling Unit Capacity
Residential Designations					
R-1 Single Family (includes 2 nd Dwellings)	36	9	0-6 u/acre	Water & sewer**	45
R-2 Multifamily	90	24	6-15 u/acre	Water & sewer**	352
R-3 Multifamily	109	18	15-30 u/acre	Water & sewer**	513
SUB TOTAL	235	51	Various	Water & sewer**	919
Farmworker housing	235	51	Various	Water & sewer**	919
Mobilehomes, manufactured homes, mobilehome parks	126	33	0-15 u/acre	Water & sewer**	397
Other Designations					
Redevelopment/Mixed-Use potential (C-1, C-2, RP, C-W)	46	9	0-15 u/acre	Water & sewer**	137
Currently Non-residential (OS)	1	7	Various	Water & sewer**	22
SUB TOTAL	47	16	Various	Water & sewer**	159
TOTAL	282	67	Various	Water & Sewer**	1,078
Emergency Shelter (R-3, RP)	121	11	NA- based on rooms not du	Water & sewer	N/A – based on rooms not du
Transitional Housing (R-2, R-3)	192	42	Res 6-30	Water & sewer**	865

* Based upon Appendix C City of Crescent City Vacant and Underutilized Land Survey

** See public facilities discussion regarding availability of community sewer facilities.

The Crescent City municipal code allows manufactured homes as single family units in all residential districts providing the units meet requirements similar to a conventional home. The City also provides for the development of mobilehome parks in all residential areas. Due to the practical constraints of development of the high density lands to their maximum density of 15-30 unit per acre in a manufactured/mobilehome park or subdivision format, only the potential of single family and

medium density residential areas have been identified as having manufactured home potential. This has resulted in the indication that 397 of the 945 unit potential could occur as manufactured/mobilehome units. In the past the use of mobilehome or manufactured home units has been limited within the City due to a conflict between typical City lot sizes (45-75 ft wide by 110-120 ft long) and the local trend in manufactured home use to boxy, doublewide, single story design. Additionally, due to its coastal location many homeowners preferred a multi-storied view. With newer manufactured home trends to two story and townhouse designs the use of such manufactured homes within the City may be more likely.

Transitional and farmworker housing are standard residential uses without special requirements. R3 and RP zoning districts provide for Emergency Shelter. As Table 30 notes, Shelter development is treated as dormitory or hotel/motel room style development and is not restricted by the residential density provisions.

Coastal Zone Potential

The Coastal Zone area of the City is focused upon an area only one or less blocks deep along its shoreline. It consists primarily of commercial and public open spaces along the harbor and a small area of residential development along the northern ocean front. A potential of 12 additional residential units exists in the residential area, including both vacant lots and second unit potential under the City second unit code. The General Plan/Local Coastal Plan 2020 update introduces the mixed-use development concept to the Coastal Zone Commercial Waterfront land use designation which would provide the potential for the development of 14-30 mixed use units adjacent to the beach in the Battery Point area. While the City has approved this use, a decision of acceptance of the change by the Coastal Commission is not anticipated until 2004.

REDEVELOPMENT AREAS

The 1992 Housing Element identified the potential for the development of above moderate units at the Surf and Sutter Coast sites. Both sites have since been developed by private property owners, the Surf as low income senior housing and the Sutter site as a high end hotel.

No vacant or deteriorated structures have been identified within the Redevelopment Area which sites would be suitable for significant residential redevelopment at this time. Several small residential or commercial locations were identified as part of the vacant land study as having the potential for new or additional units due to underutilization of the land. These locations are included in Table 30 and total approximately 115 units potential. Outside the RDA, one location of private parcels, most underdeveloped with a single residential unit, was noted at 5th & D Streets, adjacent to Peterson Park. Cumulatively this area has the potential for over 40 units of multiple unit or condominium development with views of the Park which could appeal to moderate or above moderate target groups.

The City of Crescent City Redevelopment Agency maintains a set-aside fund to utilize in the development of targeted housing. Set-aside funds are provided annually for use in the HIP and SHARP rehabilitation programs administered by the Del Norte Senior

Center. With the adoption of new quantified objectives for targeted housing during the 2001-08 planning period any available set-aside will also be provided to assist project(s) meeting targeted goals. Due to the meager amount of RDA funding available it is most likely that it would be provided to a development funded by other housing assistance programs such as the Tax Credit program. Three vacant parcels within the City, ranging in size from 3.6 to 12 acres, have the potential for such development, subject to availability of sewer hook-ups.

A second potential obstacle to use of RDA funds for projects during the planning period is the question of state political economics. In 2002 \$32,000 (unallocated) was in the fund, however the State of California indicated an interest in acquiring such funds for balancing its budget and it is not known if these funds will be available to assist in targeted housing development when needed.

The County presently has no areas specifically identified for redevelopment and has no redevelopment agency.

SURPLUS LANDS

The City of Crescent City owns parcels in the City which are currently for sale. Both are in the Redevelopment area, are zoned commercial, and are surrounded by commercial uses.

- I Street: This small lot is located in the downtown mall and is designated for mixed commercial/residential use. This lot has a four unit potential when developed with a commercial use and has been counted in the survey numbers reported in Table 30.
- King Street: This small lot is located just off Highway 101 in the Harbor visitor commercial/highway services area and qualifies for a business owners residence unit only.

The City owns other public lands such as its park and public facility lands none of which are deemed surplus. The City also owns three lots in the unincorporated Crescent City areas. Two are old landfill sites, and the other is located in a sensitive habitat area. These are considered more suitable to open space or recreation use than residential and have not been identified as surplus lands.

Del Norte County owns 3 lots in the City's downtown area which it has declared surplus and has for sale. All are designated as downtown commercial (C-1) which permits mixed use development. Two lots are vacant with 2 unit potential each. The third lot has an existing two story office building with parking. Although the lot has 4 units potential it is unlikely that 1 unit would be developed unless the entire structure were torn down and redeveloped by a private party. These units were included in the vacant land figures on Table 30.

The County owns approximately 128 parcels within the unincorporated County and the City of Crescent City. Of those lots, 124 either have significant environmental constraints such as being located within a primary floodplain or designated as sensitive habitat or are designated as public parks, road right-of-ways, public access points, public landfill, historical structures, or other sites utilized for public facilities. Despite extensive public ownership of land by the County, only one parcel could be considered surplus lands. The subject parcel is located on

Alpine Street in the Old Mill Rd. area and has a one residential unit potential. No other surplus lands were identified by the County in its unincorporated area.

DEL NORTE COUNTY TARGETED INCOME GROUP NEEDS

The 2001-2008 Construction Needs plan prepared by the State for the City and County projects a need for 1280 new residential units in the unincorporated County. The 2,650 unit potential identified in the vacant land study more than provides for the projected need.

The second portion of the Construction Needs plan identifies the need for residential units by income category. The Special Needs- Income Category Needs Section of the survey (Appendix C) and by Table 31 below demonstrate that the 2,650 unit potential can adequately provide for these income categories. The table below indicates unit types for each income category. The vacant land potential is based upon the Special Needs-Income Category survey as indicated above. This section identifies, by type, those vacant land sources most likely to address the income category during the planning period.

TABLE 31

DEL NORTE COUNTY UNINCORPORATED AREA TARGETED INCOME DEVELOPMENT POTENTIAL *

Unit Type	Very Low	Low	Moderate	Above Moderate
Single Family**	0	0	563	619
Single Family/MFH***	622	622	622	300
Multi Family	529	607	672	160
Mobilehome Park	71	91	91	75
Total	1,222	1,320	1,948	1,154
2001-08 Need	403	247	157	473

* Some units have the potential to serve more than one income group therefore numbers may be duplicated with an overall total exceeding total construction potential.

** Single Family Residences or Manufactured Housing with Architectural Standards.

*** Single Family Housing that includes Manufactured Housing that does not require Architectural Standards.

The overall conclusion of this study is that there are adequate vacant lands of various types in both rural and urban areas to meet the need projected for the 2001-2008 time period.

Farmworker Housing

Agricultural lands in private ownership represent approximately 3% of all land in Del Norte County. All of those lands lie within the unincorporated County area. Farmworker Housing has been identified regionally and locally as a need within the County. Presently, the County's existing Coastal and Non-Coastal Ordinance permits farm quarters for farm labor employed full-time on the premises on specifically zoned agriculture land subject to securement of a use permit. However, the use permit requirement does not apply to all land zoned for agriculture nor does it fit the needs of all employers who may choose to house their employees off-site and those who

currently have farmworkers in existing residences on farmlands. The data included in Table 31 indicate that there is adequate land available by type throughout the County for persons of all income levels. Although land is not specifically designated for farmworker housing, sponsors of farmworker housing projects have an equal opportunity to utilize County lands for the projects subject to land use and zoning.

Farmworker housing may be permitted in most residential and commercial zone districts depending on the type and number of housing units proposed. Multi-family units are the most common type of housing requested by advocates of farmworker housing projects. The only district in which multi-family units are permitted as an outright permitted use is in the R-3 (Highway Density Multiple Family Residence) Zone District which are listed under the multi-family urban housing type in Table 29. Multiple dwellings and dwelling groups are permitted conditionally in the C-2 (Light Commercial), C-3 (Central Business Commercial) and C-4 (General Commercial) Zone District. The PC (Planned Community) Zone District allows multiple dwelling units with a conditional use permit if consistent with the underlying general plan land use designation. The R-1 (Single Family Residence) Zone district and R-2 (Low Density Multiple-Family Residence) Zone Districts also provide higher density lot sizes but are limited to up to 6 units per acre for the R1 Zone District and up to 12 units per acre for the R2 District. In Table 29, lands designated as single family urban and rural, multi-family urban, mobilehome park rural and urban are all considered potential lands suitable for farmworker housing.

CRESCENT CITY TARGETED INCOME GROUP NEEDS

The 2001-2008 HCD Regional Housing Needs Plan (Appendix A) projects a need in the City for 356 new housing units. Of this number 214 fall in the Above Moderate income category, 56 in Moderate, and 47 in Low and 39 Very Low. The General Plan and Zoning potential within the City provides adequate area to meet the 356 new units' goal. However, as illustrated in Table 32, it is anticipated that most of the unit construction will fall in the Moderate, Low and Very Low income target groups rather than the Above Moderate. The primary reason for this conclusion is that high income homes have not typically been built in the City due to a lack of desirable sites in the City limits. There is an abundance of parcels in the County with river or ocean views as well as large (one-five acre) wooded lots within a fifteen minute drive of downtown. Also, many locations in the County are away from the summer fog and winter winds which prevail over the City so much of the year.

With the updated General Plan the vacant and underutilized land survey did identify some areas where Moderate or Above Moderate units might be constructed. These are in coastal areas along or within a few blocks of the beach, newly designated mixed-use areas when they might provide physical or visual access to Beachfront Park, Peterson Park, the harbor or ocean, and that portion of the Roosevelt Annexation area which fronts on a riparian stream corridor. These are reflected in Table 32. It is noted single family designated lands are primarily in-fill lands in the form of vacant lots or second units. There are no large parcels where economical new single family development could occur. However, changes in City zoning in multifamily areas provides for

condominium, townhouse or cottage style development as well the more typical duplex or apartment house.

Farmworker Housing

There are no agricultural areas within or adjacent to the City. The Regional Needs Plan has indicated that farmworkers within the County are generally part of the targeted income population. It is therefore likely that some farmworkers may choose to locate within the City in the general housing stock. Table 30 indicates that the same housing opportunities are available in the City as to the general population.

Table 32
Crescent City
Targeted Income Development Potential*

Unit Type	Very Low	Low	Moderate	Above Moderate
Single Family	0	0	38	14
Multi Family/ Other	513	513	391	183
Mixed Use	91	91	83	46
Total	604	604	507	243
2001-08 Need	39	47	56	214

* Some units have the potential to serve more than one income group therefore numbers may be duplicated with an overall total exceeding total construction potential.

DEL NORTE COUNTY-SHELTER AND TRANSITIONAL HOUSING

State Health and Safety Code provides that any residential zoned community care unit with 6 or fewer persons is considered a single-family use. The County has permitted these facilities in residential zones. Residential care facilities of 6 or fewer persons are therefore permitted in any zone district in which single-family residences are permitted subject to the same restrictions that are placed on any other residence within the respective zone district. Larger group facilities are considered through a use permit process to insure that health, safety, and environmental issues are adequately addressed. The County has a generous definition of quasi-public uses, which can allow consideration of transitional, care facilities in a wide range of locations throughout the County. According to Title 21 Coastal Zoning and Title 20 Zoning, the definition of quasi-public means a use operated by a private non-profit educational, religious, recreational, charitable, fraternal, or medical institution, association, or organization, including but not limited to such uses as churches, private schools, universities, community recreational, educational and social facilities, meeting halls, private hospitals and the like. For example, during the 1992-1997 Housing Element Planning period a use permit was approved for farmworker housing using the zoning provision for quasi-public uses.

As similar to that in the City of Crescent City, the County has older motels that have converted to become defacto residential motels. The County has had a seasonal tourist economy for many years dating to the immediate post World War II national economy. As newer and larger motels and inns are constructed, the older more traditional motor

courts and motels convert to a residential motel when they can no longer compete for the seasonal tourist influx. County codes do not discourage this residential use.

CRESCENT CITY - SHELTER AND TRANSITIONAL HOUSING

Existing facilities are divided between the incorporated and unincorporated Crescent City area. Assistance offices are located within the City. Motels participating in the voucher system are located within commercial zones, primarily within the City. The existing group home and domestic violence shelter are in urban residential districts in the nearby County. The latter was previously a convalescent home and a conditional use permit was required for its conversion. The small group home required no special permits due to its size.

Housing Element requirements call upon the local jurisdictions to identify any changes which can be made in local code to provide for emergency and transitional housing and to identify areas where the needed housing could be located by those agencies able to provide the shelter.

Emergency Shelter

Emergency shelter takes two forms within the community: motel rooms and dormitory shelter. The City permits motels/hotels in most commercial zones, and like the County, does not require distinction as to the type of transient use.

Since 1992 the City has amended its zoning ordinances to address dormitory facilities. City Code permits non-profit or public dormitory shelters by use permit in high density residential (R-3) and downtown business-residential (R-P) areas. As shown in Table 30 the City vacant land inventory indicates that 11 acres, in 23 parcels of various sizes, are available for new shelter development under these provisions. This does not reflect existing buildings which might be converted to dormitory use. The number of potential units is not identified because shelter rooms would be treated in a manner more similar to hotel/motel rooms than residential units. This approach also would relieve a dormitory project from the restrictions which "unit density" limitations might apply. For example, a property with a four dwelling unit potential might be issued a permit for 10 bed/sleeping rooms for dormitory use.

Transitional Shelter

The City has no specific zoning regulations identifying transitional shelter. At this time there is limited transitional shelter activity in the City.

Several older motels in the downtown area have become de facto residential motels. City Code provisions have been added recognizing residential motels as unique motel facilities without individual kitchens where longstay occupants might be provided access to other onsite food services. These provisions are found in high density residential (R-3) and downtown commercial (R-P) areas. Provisions for smaller (6 or less longstay residents) rooming houses (no individual kitchens but foodservice permitted) are also made as a permitted use in the R-3 and R-P zones and by use permit in the downtown commercial (C-1) zone.

County Mental Health providers have indicated an interest in providing a transitional housing unit complex in conjunction with Yurok Tribal health services. The City's position has been that any multifamily dwelling complex may have a recreational/meeting facility and program for its tenants

as a permitted use without regard to ownership. However, provision of meetings, programs, counseling or other services to persons who do not reside on-site is provision of professional services which must comply with mixed use or commercial zoning code definitions. Therefore any multifamily site could be utilized for transitional housing so long as services to non-residents are considered separately. Since support services are currently provided at other locations this distinction has not been identified as an issue by the service providers.

Most existing group home activity within the City is for long-stay residential services. City regulations do provide for small (6 clients or fewer) and larger (up to 12 clients) homes in single family and multifamily areas pursuant to State regulations, with no restrictions as to length of stay.

COMMUNITY SERVICES

Those areas identified by the vacant land study are generally served by public utilities such as power, television and telephone. The greatest influence upon the development of residential units is the availability of potable water and adequate sewage disposal. The following sections address these services in the greater Crescent City urban area where public water and sewer facilities are available and in other unincorporated areas where a mixture of public and private systems are utilized.

City of Crescent City – Water Service

The City's municipal water system service area includes Crescent City (including Pelican Bay State Prison) and portions of the unincorporated areas surrounding Crescent City, including the Bertsch-Oceanview area. Potable water for the area comes from the Ranney Well system located on the Smith River, approximately 8.5 miles north of Crescent City. The California Water Rights Permit for the well appropriates approximately 6.3 million gallons per day. With the construction of an upgraded of the transmission line and a 4 million gallon water tank on Washington Blvd. by the City the water system capacity is 6.3 mgd. This will provide an adequate supply for the urban area during the 2003-2008 Housing Element planning period.

Del Norte County – Water Sources and Services

Within the unincorporated area around the City there are approximately three water districts that contract with the City of Crescent City for water delivery. They are the Bertsch Ocean View Community Services District which serves a small outlying area just east of Crescent City, the Meadowbrook Acres Water system which is south and east of Highways 101 and 199 north of Crescent City, and the Church Tree Community Services District which provides water to water to a small, hillside area east of Elk Valley Road. The City also provides water service to the corridor adjacent to the Crescent City Water system main line within the unincorporated area. With the improvements to the water supply and distribution system, areas currently serviced by the Crescent City Water System have an adequate supply of water.

The Smith River Community Services District (CSD) provides water service for the immediate area of the community of Smith River as well as to northern neighborhoods along Highway 101, Ocean View Drive and South Indian Road. Water service is also available in the southern foothill area near Wilson Lane. The rest of Smith River area

relies on individual wells. The Smith River CSD draws its water from two wells adjacent to Rowdy Creek upstream from Fred Haight Drive.

In most areas not served by the Smith River CSD, groundwater is generally available and of sufficient quality. The District has discussed expansion of its services south into areas that have experienced problems with groundwater quality and service water availability. Recent improvements to the Smith River System have substantially improved its water delivery capability. The District has adequate capacity to supply water to the projected residential development within its service area during the 2001-2008 Housing Element planning period.

In the Smith River Canyons there are three community services districts. The Big Rock Community Services District provides water to the community of Hiouchi using water drawn from a well adjacent to the Smith River with a 100,000-gallon storage tank. The system has a maximum capacity of approximately 130 connections. The Hussey Ranch Community Services District (HR CSD) which services the Del Norte Golf Course, which is northwest of Hiouchi along North Bank Road, and an adjacent residential area. HR CSD has recently moved its water source from a well adjacent to Peacock Creek to a well source downstream adjacent to the Smith River. The HR CSD has also recently annexed other adjacent residential areas and smaller existing water systems as a result of their relocation of the water source and resultant increased capacity. The Gasquet CSD is the primary water services for the community of Gasquet. It is served from a well at the forks just below the Middle Fork Bridge on Gasquet Flat Road. The system has capacity to service up to 160 connections.

Other development in the Gasquet area relies on wells or river surface/subsurface diversions. Some areas have difficulty obtaining water, including the French Hill/Highway 199 area, which is groundwater deficient, and water to serve hillside properties is limited sporadic.

The Klamath subarea contains several small service districts and systems that supply water to scattered developments. The areas outside of these developments rely either on on-site wells or small shared systems. The Klamath Community Services District provides water to the New Klamath Townsite urban area. The system, which has an ultimate design capacity of 200 connections, draws its water from two wells adjacent to the Klamath River. The Klamath Glen area receives its water from the McBeth Acres Water System, which draws its supply from springs and wells. This system is owned and operated by the Yurok Tribe. The Tribe is improving the water system with increased pumping and storage capacity. The system serves approximately 135 connections. In the Redwood Park Subdivision, the Redwood Park CSD serves only 45 lots of a potential 235 lots that it was designed to serve. The system draws water from two wells adjacent to High Prairie Creek.

City of Crescent City – Community Wastewater System

The Crescent City Wastewater Treatment Plant (WWTP) serves the City and those parts of the unincorporated area within the Urban Services Boundary, which are within

the Northcrest and Bertsch-Oceanview County Service Areas. These Service Areas and the City currently maintain an existing network of separate but connected sewer mains, which utilize the City Plant. The Service areas own their service lines and have contractual agreements allocating hook-ups at and flow to the Plant.

The WWTP currently serves an estimated population of 12,400 and is designated by State and Federal agencies as the Regional Waste Water Facility. The facility's original (1979) design capacity was 1.55 mgd for average dry weather flow and 3.1 mgd for wet weather flows. The current design capacity is 1.7 mgd for average dry weather flow and 2.7 mgd for average wet weather flow (SHN, 2000). The City's treatment plant is reaching its biological and hydraulic capacity. In response the California Regional Water Quality Control Board (RWQCB) issued a "Cease and Desist Order" calling for the development of a feasibility study with alternatives and timetable for construction of new facilities. In 1997, a limitation of 220 SFE (single family equivalents) additional hook-up flow was set by the RWQCB in the interim. The County of Del Norte and City of Crescent City Community Wastewater Conveyance and Treatment Feasibility Study was completed in October 2000 (SHN 2000) with recommendations to bring the wastewater treatment plant into compliance. The recommendations are based on a projected 20-year planning horizon within the urban service area based upon the City and County General Plan 2000-2020 update documents. The study calls for construction of facilities with a design capacity of 2.7 mgd for average dry weather flow and 4.2mgd for average wet weather flow. In March 2001 the City adopted a schedule for construction of a new WWTP facility by 2007 which has been accepted by the RWQCB. In April 2002 the City selected an engineering firm to begin project design for funding and construction purposes. As of the summer of 2001 approximately 160 SFE hook-ups remained available for development. These are divided between the City and Service Areas.

The City is exploring programs for wastewater use reduction within its system of sewer service lines with the goal of obtaining approval from the RWQCB for additional SFE use. Consideration of such a proposal will most likely occur in 2003-04 and the number of additional SFE, which may be considered, is unknown. It is likely that the limited number of sewer hook-ups available within the City, and the unincorporated Crescent City Urban Area, will limit the potential for housing development in both City and County areas until 2007-08.

Del Norte County – Crescent City Area Wastewater Systems

A large portion of the unincorporated Crescent City area that lies within the County's urban boundary is serviced by the Crescent City Municipal Wastewater Treatment and Disposal Facility designated by the State as a regional facility. Under the existing treatment and conveyance system, new growth identified in the County's General Plan Update Land Use Diagram could not be supported by the wastewater treatment plant in its current condition. The Land Use Diagram projects 4,802 new residential units during the buildout of the 2000-2020 General Plan Update. Of those units, 3,260 will rely on the public wastewater conveyance and treatment system while the other 1,542 will require septic tanks. These numbers are inclusive of those listed in the Crescent City

subarea of Appendix C for major vacant lands with development potential and approved development projects. As such, until a new facility is constructed or improvements are made to the existing facility, areas within the urban boundary will rely on individual septic systems where possible. Areas outside of the urban boundary, but still within the Crescent City area, will continue to rely on individual septic systems. These areas generally have good soil conditions and have the capacity to accommodate new growth at low densities.

Del Norte County Rural Areas – Wastewater Systems

The Fort Dick and Kings Valley area are served entirely by on-site systems. Septic systems could serve new development in this area with several constraints. The first constraint is the area surrounding Lake Earl where subsurface groundwater could interact with leachfields or conflict with State standards for groundwater separation requirements if the lake levels are permitted to rise significantly. The second constraint area is in the southern and eastern parts of this subarea, toward Wonder Stump Road and Kings Valley Road where the soils have high clay content. Neither of these areas are designated for significant increases in residential development beyond any existing development approvals or infill on existing lots.

Historically, individual septic systems have served the Smith River area. In the town of Smith River area, where the General Plan Update has resulted in new lands designated for residential development, it is unlikely the additional on-site systems will result in water quality problems. This conclusion is based on the findings of the Ramlit Report which was commissioned by the North Coast Regional Water Quality Control Board (NCRWQCB) in 1982 to study the cumulative effects of individual septic systems in the town of Smith River area. North of the town of Smith River there is a small treatment plant that serves the Ship Ashore Resort, Recreational Vehicle Park and Mobilehome Park and the Salmon Harbor Resorts. There is no additional capacity proposed for this system.

The Smith River Canyons are including Hiouchi, Gasquet, the Stateline area, Big Flat and Rock Creek will continue to be served by individual septic systems.

In the Klamath area the Klamath Community Services District operates a small treatment plan that serves the New Klamath Townsite. The Redwood Park Community Services District runs a small gravity collection systems. Both systems have capacities that will accommodate growth during the next three Housing Element Planning Periods.

Chapter 6

Development Constraints

STATE AND FEDERAL GOVERNMENTAL CONSTRAINTS

Land Ownership

Approximately 75% of all lands in Del Norte County are under public ownership. The Federal Government is the single largest landholder with 67% of all land countywide under their management. With the acquisition of the Mill Creek Area south of Crescent City, the State of California now owns 7% of lands in the County. Major land holdings by the Federal and State Governments include the Smith River National Recreation Area, the Redwood National and State Parks, and Tolowa Dunes State Park. The City, County and Districts account for the remaining 1% of lands under public ownership. Public ownership is also expanding as the State increases holdings in the undeveloped Lake Earl Wildlife Area.

Regulations

Of the 25% of privately owned lands countywide, over half lies within the California Coastal Zone and is subject to their policies and decisions. Of the privately owned lands within and outside of the Coastal Zone, 73% are zoned timberland production under state timberland preserve mandate. Only 7% of the land in the county is under discretionary control of local Del Norte County or City of Crescent City agencies. However, even these areas are subject to State and Federal regulations and/or policies regarding issues such as safety, service and environmental protection. The following are State Agencies who have regulatory powers with regard to land use development on privately held lands within the County.

California Department of Forestry and Fire Protection

The California Timberland Production Act is administered by the California Department of Forestry and Fire Protection. The act requires that qualifying timberland is be zoned TPZ (Timberland Preserve Zone), restricting the use of land to timber resource activity. The Act allows conversion of TPZ lands to other uses only under very limited circumstances. As a consequence TPZ zoned lands provide little opportunity for meeting the housing needs of the County.

The Department of Forestry and Fire Protection is also responsible for fire suppression in areas of the County that are not served by Fire Districts. These areas are known as State Responsibility Areas (SRA's). State regulations for development standards in rural SRA's have required changes in local rural development standards such as building setbacks, subdivision design, minimum road widths, water storage improvements, and hillside development standards. Local County regulations comply with these standards.

California Coastal Commission

The California Coastal Act is administered by the California Coastal Commission. The Act calls for the preparation of a Local Coastal Program to implement state policies. The County and City programs have been adopted and in effect since the early 1980's. Both jurisdictions are in the process of separately submitting Local Coastal Plan Amendments to the California to reflect recent adoptions of the Coastal portions of their respective General Plan Updates. However, even after certification and delegation of permit processing functions, the Coastal Commission retains authority over any change and retains decision over most permits, either directly or a final appeals board. This program prescribes uses, densities, urban/rural boundaries and availability public services on over ½ of the privately owned land in the County. While local governments are charged with timely processing of permits it is noted that any circumstance which requires submittal of a permit to the Coastal Commission after local review adds an average of six or more months to the permit process. Given the seasonal construction cycle in the community due to climate this can delay the development of a project for a year or more.

The Act establishes a growth control policy which determines when subdivisions can or cannot be considered in rural areas. The extension of community services such as water and sewer are restricted outside of urban boundaries. The Act also establishes Environmentally Sensitive Habitat Area (ESHA) policies which have set aside open space areas that cannot be utilized for housing or any other development. Prime Agriculture designated lands have similar restraints on development which limit individual parcels to one single-family residence and farm quarters upon conditional approval. Where changes in land use are permitted, Coastal Act priorities placed visitor serving and harbor/ocean related activities before housing.

In the mid-1980's responsibility for provisions for low/moderate income housing in the Coastal Zone was removed from the Coastal Act and the Coastal Commission jurisdiction. A separate amendment was made to Government Code planning regulations to place this issue directly in local government hands. As a result the County amended its Coastal Plan text establishing that the Coastal Land Use Plan was subject to State Bonus Density law without a Plan amendment.

California Department of Fish and Game

In recent years all privately owned lands in the county have been subject to habitat protection policies of the U.S. Fish and Wildlife Service and the California Department of Fish and Game. Local programs for the designation of sensitive habitat areas were established with Department of Fish and Game review during the mid-1980's. Since that time this agency has chosen to go beyond designated areas which have been set aside as the most critical and subject any area to review for issues as vague as cumulative non-sensitive habitat loss, even in designated, in-filling urban areas. Where larger issues, such as threatened or endangered species arise extensive mitigation plans utilizing studies, land set-asides, on-going monitoring and/or maintenance add to project costs and limit available private land. These requirements result even where it is found that nearby state or federal land holdings provide protection for large holdings of

the same habitat. The state also requires in some cases that a fee be paid to the agency for environmental review.

In some cases costly delays with multiple environmental reviews have occurred. A major cause of such delays has been the position of the Federal U.S. Fish and Wildlife Service indicating that it is not required to honor state permit and or environmental processing deadlines.

California Department Of Conservation

The California Department of Conservation, Office of Mine Reclamation is responsible for reviewing mining projects subject to the Surface Mining and Reclamation Act (SMARA) of 1975. SMARA requires mines and quarries that are not exempt to be permitted by local agencies for the permitted mines. Operations are required to have reclamation plans prepared in compliance with local ordinance and SMARA so that once a mining operation is complete, the area is reclaimed to a condition identified in the Reclamation Plan. As a result of the involvement of the Office of Mine Reclamation, each permitted mine must pay an annual fee calculated using the total of material extracted. The process requires preparation of the Reclamation Plan, as well as financial assurances for the eventual implementation of the plan. The involvement of OMR results in permit delays as well as multiple review by State agencies. Mines that do not comply with SMARA are not placed on a list that allows state agencies to purchase materials produced from these mines.

U.S. Army Corps of Engineers

The USACOE has, since 1996, has exerted permit authority over sand and gravel extraction activities on streams in Del Norte County. Through a blanket permit process called a Letter of Permission, the USACOE has required compliance with Federal Clean Water Act and Rivers and Harbors Acts for all operations utilizing streambeds in Del Norte County for obtaining extractive resources. This process has resulted in delays for operators in obtaining annual permits, and in some cases permits have not been issued. The involvement of the USACOE has resulted in review of these operations by National Oceanic and Atmospheric Administration Fisheries (NOAA) under federal laws. Differing opinions and lack of clear guidance from this agency has exacerbated the permitting issue, resulting in a delay or in some cases no permits being issued. Costly assessments and studies have been required with little or no quantifiable goal. Costs associated with the USACOE process have increased to a point that operations have been left idle. Consultation with NOAA Fisheries has been time consuming with few results.

As a result of the regulatory actions of the State and Federal Governments identified above, the cost effectiveness of project development throughout Del Norte County has diminished as the cost of materials continues to rise. Reduction in quantity of gravel has resulted in significant increases in the cost of gravel and concrete. Specific dollar amounts are listed under construction costs in the Non-Governmental Constraints portion of this chapter.

Fees and Exactions

State law requires that the Department of Fish and Game collect filing fees to defray the cost of managing and protecting fish and wildlife trust resources (Fish and Game Code Section 711.4). The fees help fund the cost of consulting with other public agencies, reviewing environmental documents, recommending mitigation measures, developing monitoring requirements, and carrying out other activities to protect public trust resources under the California Environmental Quality Act (CEQA). A project is exempt from the fee requirement if the CEQA lead agency issues a Certificate of Fee Exemption finding the project is de minimis in its effect on fish and wildlife. A Certificate of Fee exemption may only be issued when the lead agency determines that there is no potential for an adverse impact on wildlife resources. Projects that are statutorily or categorically exempt from CEQA requirements are also exempt from payment of fee. A recent Appellate Court ruling has concluded that Section 711.4 of the Fish and Game Code is constitutionally valid regulatory fee. If a project is not exempt, the applicant must pay \$850 for an Environmental Impact Report and \$1250 for a Negative Declaration. Ironically, the smaller projects, which typically have fewer if any DFG issues and are usually done by individuals, have the higher fee to pay. A minor development involving 4 units potential would have over \$300 cost added for each unit where no significant impact were found. A significant impact would cost less since an EIR would be required. This fee alone is higher than local government fees for environmental review or initial project review such as subdivision or use permit.

There are a few areas in the City and County Coastal Zone where local agencies do not have local coastal permit jurisdiction. In such cases the applicant must apply separately to the California Coastal Commission for a permit. Fees for coastal permits range from \$200 to \$1,000 for residential development depending upon the size of the unit and from \$600 to \$20,000 for residential subdivisions depending on the number of units created.

Del Norte County and the California Department of Conservation, Office of Mines and Geology require annual fees for ongoing gravel operations. County fees include \$75 for an annual review, \$100 for mine inspections, and \$200 for use permit renewal. New gravel operations require a \$500 plus actual cost in addition to the review of the reclamation plan which is another \$500 plus actual costs. An environmental review of the use permit is also required which adds another \$500 or more depending on the environmental sensitivity of the extraction site. The California State Department of Conservation, Mines and Geology charge an annual fee that is based on the yield of the extraction with a minimum fee of \$80 for mines with no extraction activity. A review of 2002 gravel permits indicated that this fee might exceed \$2500 for larger scale operations.

Funding Policies

Due to the rural nature of the area and small size of the County, City and outlying communities the availability of funding assistance from State or Federal programs can be limited. The low numbers of housing units compared to urban areas can result in lower priority for assistance or limited quantities of funds. The distance to facilities such

as the U.S. Post Office, transit facilities, schools, medical clinics can also result in disqualification or lowering of qualifying points for projects. In addition, recent cuts in government funding in general mean that fewer assistance programs are available. The greatest obstacle cited by local non-profit agencies in providing targeted program housing, such as shelters and transitional housing, is the limited availability of operations funding. In particular, where such funding might be available the amount is not sufficient because it is proportionately based upon community size.

State actions early in the 2001-08 period which impact housing cost and availability include the passage of AB1575 which requires the use of prevailing wage in CDBG funded projects. It is anticipated that this regulation will limit if not eliminate local CDBG rehabilitation assistance programs. Additionally, efforts by the State to balance its budget by redirecting Redevelopment Agency set-aside funds for housing development would eliminate any assistance to targeted income housing projects in the City.

LOCAL CONSTRAINTS

Land Use Policies

Development constraints from local land use policies and regulations are fairly typical for rural northern California areas. The City and County both have adopted, active General Plan and Zoning systems, which include Coastal Zone and non-Coastal Zone land use designations and regulations.

In the County, General Plan Land Uses fall into four categories: Resource (agriculture, timber, habitat and/or hazard); Commercial/Manufacturing; Rural Residential; and Urban Residential. The rural and urban residential categories provide for almost all of the residential development and potential development in the unincorporated area. The Commercial designation permits some residential development as a secondary or mixed use with commercial development as a priority. Residential use in resource areas is secondary and, in some cases, is not permitted where it would conflict with resource priorities. These resource area restrictions reflect state policies (i.e. Timberland Preserve Zone). The only growth control measures applied in the County are those mandated by the Coastal Commission under its Rural Land Division Criteria.

City Land Use designations fall into two general categories - Commercial and Residential with lands also designated for Open Space and Natural Resources. Several commercial designations provide for residential development as a mixed use and also for residential hotels. Residential development is approached in terms of density and lot size rather than type of housing, although the few Low density areas provide for few commercial uses. Moderate and High density residential uses include broader uses such as a variety of residential uses including residential hotels, non-profit dormitories, mid-sized residential care and assisted care. The entire City is in an urban setting, and the City has no growth control measures.

Table 33
DEL NORTE COUNTY ZONING FOR RESIDENTIAL USES

Zone	Description	Single Family	2 nd Unit*	Multi-Family	Mobile Home	Mobile Park	Minimum Parcel Size	Maximum Unit Density**	Lot Coverage***	Maximum Height****
RURAL ZONES										
RR-1 & -2	Rural Residential	P	P	C	P	U	1 acre 2 acre	*1 DU/lot *1 DU/lot	20%	25 ft./35 ft.
RRA-1 & -2 & -3 & -5	Rural Residential Agriculture	P	P	C	P	U	1 acre 2 acre 3 acre 5 acre	*1 DU/lot *1 DU/lot *1 DU/lot *1 DU/lot	20% 15% 15% 15%	25 ft.
R-1A	Residential Agricultural	P	P	C	P	U	1 acre	*1 DU/lot	20%	35 ft.
MHP	Rural Mobile Home Park	P	N	N	P	P	1 acre	2 DU/acre	Not specified by ordinance	Not specified by ordinance
URBAN ZONES										
R-1	One Family Residence	P	P	C	P	U	6000-7200 sq.ft.	*1 DU/lot	35%/60%	25 ft./35 ft.
R-2	Low Density Multifamily	P	N	P	P	U	7200 sq.ft.	2 DU/lot	35%/60%	25 ft./35 ft.
R-3	High Density Multifamily	P	N	P	P	U	7200 sq.ft.	1 DU/ 3000 sq.ft.	35%/60%	35 ft./ 45 ft.
MHP	Urban Mobile Home Park	P	N	N	P	P	1 acre	6 DU/acre	Not specified by ordinance	Not specified by ordinance
LEGEND: P=Permitted Use U=Use Permit Required N=Not Permitted C=Possible with Cluster Zoning										

* Second Units are as specified provided that they are consistent with density requirements.

** Maximum density indicated is without consideration of targeted income bonus density potentials.

*** The percentage of lot coverage depends on the size of the parcel, the public services available to serve the parcel and in come cases if the parcel is located within the California Coastal Zone. Lot coverage includes all buildings.

**** The lower height represents the maximum building height for parcels located within the boundary of the California Coastal Zone.

Table 34
CRESCENT CITY ZONING FOR RESIDENTIAL USES

Zone	Description	Single Family	2 nd Unit*	Multi-Family	Mobile-Home	Mobile Park	Minimum Parcel Size	Maximum Unit Density**	Lot Coverage	Maximum Height****
R-1 CZ-R1	Low Density Residential (Non-Coastal & Coastal)	P	P	N	P	U	6000 sq ft	1 DU/ 6000 sq ft	50% (footprint)	35 ft.
CZ-R1B	Coastal Low Density Residential-Beach	P	U	N	P	U	6000 sq ft	1 DU/ 6000 sq ft	50% (footprint)	25 ft.
R-2	Moderate Density Residential	P	P	P	P	U	6000 sq ft	1/DU 3000 sq ft	50% (footprint)	35 ft.
R-3	High Density Residential	P	P	P	N	U	6000 sq ft	1 DU/ 1500 sq ft	65% (footprint)	35 ft.
R-P	Residential Professional	P	P	P	N	N	6000 sq ft	1 DU/ 3000 sq ft	65% (footprint)	35 ft.
C-1	Downtown Business Commercial	U	U	U	N	N	none	1 DU/ 3000 sq ft	Residential -no limit	40 ft.
CW CZ-CW	Commercial Waterfront (Non-Coastal & Coastal)	U***	U***	U***	N	N	none	1 DU/ 3000 sq ft	Residential - no limit	75 ft. & 35 ft.

LEGEND: P = Permitted use U= Use Permit required N= Not permitted

* Second Units are as specified provided that they are consistent with density requirements

** Maximum density indicated is without consideration of targeted income bonus density potentials

*** Provision for residential in CZ-CW is pending approval of the California Coastal Commission

**** Affordable housing incentives code provides for one floor above maximum for bonus density.

Both the City and the County provide for Bonus Densities for projects which commit to the provision of low or moderate income housing and other opportunities for accommodation of other housing needs or types are provided as required by state regulations, including 2nd dwelling unit guidelines. The City also provides for other targeted housing incentives such as parking, height, setback or landscaping reductions.

The County zoning program already provides a means for maximum, flexible development. Second units are permitted through a ministerial review; however, they are assessed for sanitation, lot layout and similar issues. There are two special zones which permit clustering of units to maximize density in either subdivision or rental form; Planned Community (PC) where flexibility in buildings is involved (apartments, condos, 0-lot lines, etc.), and Density (D) where flexible lot sizes (not structures) is the goal. These zones have been used as a mitigation to environmental constraints while providing for use of density. Table 33 outlines residential zone categories in the County. Categories include information relevant to the maximum percentage of lot coverage allowed for buildings, minimum parcel size, maximum unit density and maximum building heights for all residential zone districts. Although not listed by zone district, separate building setbacks exist for each zone district which meet health, safety and building code regulations. A review of building permit activity as well as discussion with planning staff indicated that County zone standards have not impeded development applications. There are some cases where the standards may require a developer to modify the design of a project to meet the standards but they do not completely restrict the development. Where the standards may be extremely onerous based on site conditions, the County Planning Commission has supported variance requests for setback reductions.

The City zoning provides Planned Unit Development (PUD) overlay zoning for use in cluster developments, 0-lot lines, etc. are allowed; however, densities must not exceed allowable densities of that particular zone unless codified requirements for affordable housing incentives such as bonus density are met. PUD minimum lot requirements have been removed. City ordinances also provide for second dwelling units as permitted uses where consistent with the General Plan density, except in coastal bluff hazard areas where a use permit is required. Table 34 outlines the types and density of residential zones in the City, including development height and lot coverage requirements for each zone. Density, coverage and height standards have remained consistent since the early 1980's and have not been identified as a constraint to development within the City, as illustrated by the summary of construction in relation to 1992 objectives Table 26. No recommendations for change in the City ordinances have been identified.

Two County issues were identified in the assessment of building activity during the last planning period, which effects the maximization of growth under the current General Plan. Both result in under-utilization of lands, particularly in the urban area.

- 1) Development of projects at less than the maximum density. For various reasons, including the lack of community sewer hook-ups, urban residential lands have

developed at less than the maximum density. In an effort to prevent parcels from being underutilized the County General Plan Revision amends urban residential land use requirements by setting minimum densities. For example, where the current General Plan allows 0 to 6 lots per acre for the Urban Residential Land Use Designation, the amendment will require 2 to 6 lots per acre. The County informally requires minor subdivisions within the County's Urban Boundary to be designed such that additional subdivision lots could occur to full urban density. Examples are on Paul Place off Old Mill Road and Grace Lane off of Parkway Drive where the existing Land Use Designations allow two units per acre when community water becomes available (subject to rezone approval for consistency). Currently those areas require wells and there require a 1-acre minimum lot size to meet health requirements for setbacks from on-site sewage disposal to water supplies. Future property owners are encouraged to site their residences on their current 1-acre parcels in order to permit a second residence when community water becomes available. At such time the wells would be abandoned or converted to agricultural use, and the residences would then be hooked-up to the community water system.

- 2) Restriction of "PC" and "D" zone application results in underutilized urban lands. Both of these special clustered density zones have a minimum project area of 1 acre. The Planned Community District is applicable to parcels of land that are suitable for and of sufficient size to contain a planned development project comprised of one or more land uses which are compatible with each other, integrated in use and design to the districts adjacent to the parcel and are in accord with the General Plan. Although the planned development project may not exceed the overall density as set forth by the General Plan, there is flexibility in the ability of the Planning Commission with regard to building heights, area, coverage, yard requirements, parking and screening. The D Combining District is used when the basic zoning district does not allow further subdivision of the land based on zoning standards. It allows cluster type developments, and/or varied lot sizes which would be utilize unique site situations yet remain consistent with density and use requirements of the County General Plan. Several existing, older neighborhoods in the unincorporated Crescent City urban area and Smith River town site could provide second or third unit rentals or clustered lots, if these zones were applied. However, the lots in these areas are under the 1 acre minimum and do not qualify at this time. Amendment of these zoning district requirements deleting the minimum project area requirements should be taken. Upon final adoption of the Del Norte County General Plan Update, County staff will under a comprehensive review of the existing zoning ordinance for revisions such as the one mentioned above.

An additional issued identified as confusing to residents and developers in the Crescent City urban area in general is the fact that there are two standards for urban development and land use since part of the urban area is in the City and part is in the unincorporated County. Sign regulations, parking standards, street and utility improvements are some of the areas where regulations differ, sometimes slightly.

Recognizing this issue, the City and the County have more conformity now than in the past as a result of their General Plan Revisions.

Special Needs Accommodation

In general, requests for special accommodations under State or Federal law are infrequently received by either the City or County. In the past, these agencies have been successful in addressing those inquiries within the framework of existing policies, standards and procedures.

The County Community Development- Planning Division currently processes request for reasonable accommodations on a case by case basis in accordance with California State Law, the Uniform Building Code and Del Norte County Code. A person could make a counter, phone or written request which would be evaluated by planning staff in accordance with the above stated laws and codes. The County will enhance its ability to address reasonable accommodations through the preparation of a reasonable accommodation ordinance that clearly describes the process for individuals with disabilities to obtain reasonable accommodations. The outcome of this process will result in the preparation of brochure describing the applicability of the ordinance.

City Code provides an office review procedure for special need projects beyond those provided for in zoning. Special needs provisions are for waivers in client numbers or for parking reductions. These may be granted by the Planning director subject to findings of special need, compatibility with area character, and consistency with code and hazard (FEMA, etc) requirements. Public notice is given and appeals of the decision may be made by either the applicant or public to the Planning Commission.

No existing zoning laws, policies and practices of the County appear to be in non-compliance with fair housing law. With regard to parking standards, the County initially reviews development projects for consistency with the Off-Street Parking Ordinance. On several occasions, the County has supported the requests for variances to reduce the number of required non-disabled parking spaces for housing projects that house disabled persons (e.g. Addie Meedom House and Redwood Cove Apartments).

City regulations outline reduced parking requirements for residential care (group home and special needs facilities) uses and parking waivers for senior and targeted housing projects have been granted on several occasions.

For a simple retrofit project involving installation of an access ramp less than 30 inches high, no permits or approvals are required by the City or County. Access ramps higher than 30 inches would generally be expedited through the plan check process. More extensive structural modifications would be processed in the same manner as other similar remodeling requests, with special attention to conformance with ADA standards, if applicable, particularly for group home facilities for non-ambulatory residents.

As indicated earlier in this element, the County already permits group homes with six or fewer residents as a matter of right (i.e. without obtaining any discretionary permits) in

all zone districts that permit residences as a primary permitted uses. There is no restriction to locations so long as it is located on land designated for residential use. In zone districts where a residential use requires a conditional use permit, the group home would be subject to the same requirement to obtain a use permit as any other residential use would be. Group homes with 6 persons or more require a conditional use permit in all zone districts that permit multi-family residential use. A public hearing is required where all property owners within 300 feet are given written notification of the public hearing date. This process is followed for all discretionary permits regardless of whether or not it for a special needs group. The County closely abides by State Law with regard to group homes in all respects including no restrictions for unrelated or related individuals residing in the residence and no specified minimum distance from other special need housing to avoid concentration.

City regulation of residential care homes (such as group homes or special need residences) is limited. Group homes of up to six are considered residential by right. In Low/Medium density residential areas homes of six-to-twelve may obtain a use permit in a process similar to the County, while High Density and Professional/Downtown commercial zones permit up to twelve beds as permitted uses.

Both Crescent City and Del Norte County have adopted the Uniform Building Code (1997) and the California Building Code (2001). The County also has Local Building Codes which reflect local weather/climate conditions. Recently, the County's Local Building Code was amended to permit second electrical meters on temporary invalid/family care units. The ordinance amendment was in direct response the request of a disabled person who required oxygen to allow a second separate electrical meter in order to qualify for reduced energy costs.

With regard to building code, new development applications are required to meet applicable ADA standards such as wider parking spaces, accessible or adaptable rest rooms, ramps, counters at heights that meet the needs of persons in wheelchairs and widened doorway widths when applicable.

Codes and Enforcement

The County and the City have adopted the Uniform construction codes (Building, Plumbing, Fire, etc.) for use in local development. The 1997 Uniform Building Code and the 2001 California Building Code are used by the County Building Inspection Division. Additional local codes have also been adopted by the County Board of Supervisors as requested by the Building Inspection Division. Local building code amendments in no way impede or restrict residential development within the County but rather prolong the lifespan of residential structures through simple construction methods to mitigate damage caused by wet weather conditions. Examples include additional venting to prevent moisture build-up and condensation, specific footing designs to reduce structural damage due to soil movement of expansive soils and to minimize seismic damage, requirements for underfloor barriers and minimum heights for under floor clearance. Although these construction methods may affect the cost of development in the short term they do delay the need for rehabilitation in the long term.

In 1999, the County amended its nuisance ordinance (Ch.7.08 – Nuisances of the Del Norte County Code) to clearly define what is considered a nuisance including a definition of visual blight which was previously not included as criteria for nuisance abatement unless it was a significant health and safety issue. The ordinance amendment also strengthened the abatement process in order to gain higher levels of compliance. In 2002, the County added a Code Enforcement Officer to respond to a growing number of complaints arising from amendments. New complaints are submitted in writing to the Code Enforcement Officer who then performs an investigation into the validity of the complaint. The Code Enforcement works with other County Departments for assistance with the interpretation of the various County Codes that relate to their particular positions. If research indicates that a violation exists, the Officer requests voluntary compliance. When voluntary compliance fails, the abatement process is begun with the Board of Supervisors having final review and determination on whether or not to place a lien on the property in order to remedy the nuisance violation.

The City has adopted the 1997 Uniform Building Code and 2001 California Building Code, updating adoption as common practice applies. No other local building codes have been adopted and no constraint to development due to these codes has been identified. The City maintains a Code Enforcement program aimed at prevention of deterioration of structures and blight due to lack of maintenance of properties. Enforcement consists of several opportunities to work with City staff to resolve issues before formal legal action is taken. Where possible, staff refers owners to available programs for assistance with repairs such as the HIP, SHARP or CBDG rehabilitation programs.

It has been the City and County's policy to work with property owners to bring projects into compliance when possible. Where necessary, alternative materials or construction methods acceptable to a licensed engineer can be permitted, depending upon the circumstance.

In the City and the County, building inspections are typically possible within 24 hours of request. Assistance prior to the permit is also available and encouraged. The City and County Building Departments work with the rehabilitation programs to provide assistance and inspections on rehabilitation loan projects.

No recommendations for change in the code enforcement programs of either the City or County have been identified.

Wastewater Treatment in the Crescent City Area

The *Community Services* discussion in Chapter 5 indicates that development in both the City and County Crescent City areas are limited by a Regional Water Quality Control Board "Cease and Desist Order" calling for the development of a feasibility study with alternatives and timetable for construction of a new regional wastewater treatment plant. The City and County have worked together in the completion of the feasibility study

(October 2000) and a timetable has been accepted by the RWQCB for completion of construction of a new plant by 2007. In April 2002 the City selected an engineering firm to begin project design for funding and construction purposes. The City is exploring programs for wastewater use reduction within its system of sewer service lines with the goal of obtaining approval from the RWQCB for additional SFE use. While both the City and County are taking measures to address this constraint it is likely that the number of sewer hook-ups available will be limited until 2007-08 when the plant is complete.

On/Off-Site Improvements - County

The County consists of a variety of parcels created at different times by different methods of deeds and/or maps. In some areas parcels exist with all improvements to the property line, while others are on paper only with no improvements. Since the mid-1970s, projects creating new lots have been required to provide improved access, basic drainage, data/mitigations regarding any special environmental constraints (flood, geology, etc.), and either community water/sewer mains in-street or proof of adequate on-site sewage disposal system potential. These costs are passed on in the lot price. Building requirements subsequently include water/sewer connection or on-site construction costs and any special constraint follow-through (flood, geology, etc.). In older areas where lots exist with minimal off-site improvements, programs of "deferred improvement agreement" can be used with building permits for improvements such as access so that a number of property owners may construct improvements on a shared basis. In other cases, such as water or sewer lines, "payback agreements" are typical where other parties will benefit from the off-site improvement.

There are generally two categories of development: rural and urban. Development in rural areas involves private road easements, privately maintained gravel roads, use of open natural drainages and on-site sewage and well facilities. Minimum standards for private roads have been used for 25 years and a "cumulative" approach of improvement is used based upon the general plan potential vs. current number of units served. Due to the density of development served, urban-area standards call for paved public roads. These permit safe, durable access with basic maintenance. A range of standards based upon classification of road apply with distinctions made for local and cul-de-sac streets. Two travel lanes and on-street parking are typical, although waivers in parking lanes have been given in older neighborhoods where streets or right-of-ways are narrower. Curb, gutter and sidewalk have become standard conditions for safety and drainage purposes. Infill projects are eligible for waivers to existing neighborhood standards. Surface drainage on street (rather than underground) is typical and vertical gutter is necessary to manage street flows. Water and sewer line extensions are required by health regulations in order to maximize density.

On-site improvements are those typically for water and sewage disposal. Other on-site constraints are found in zoning regulations. Setbacks for yards range from 5 to 25 ft. in urban and rural areas and are based upon fire access and separation of farm animals from units. Permitted lot coverage ranges from 15-20% of lot in rural areas to 35-60% in urban areas and has been sufficient to provide for a variety of residence sizes with a record of almost no variance requests. Height restrictions permit 2-3 story residences in

general. Height regulations are stricter in the Coastal Zone with a 25 ft. maximum height for residences while the non-Coastal Zone has a 35 ft. maximum height for residences.

Parking requirements call for two off-street spaces per residential units. Waivers reducing this requirement have been granted for special housing projects such as senior apartments and the homeless shelter, and mixed-use credit can be considered under the code. Multi-family parking in urban areas requires paving to mitigate dust impacts. There is no requirement for covering or paving of parking for single-family or duplex use. The County supports the need for two off-street spaces due to narrow streets, weather and trend for miscellaneous vehicles such as boats and recreational vehicles; it does not require substantial improvements for the spaces.

The County has developed urban and rural improvement standards which meet basic health, safety and property owner expectations and has provided for waivers where special or pre-existing conditions may warrant. No recommendation for changes in the improvements regulations have been identified for change.

On/Off-Site Improvements – City

In Crescent City, most development is infilling of urban lots as few parcels are large enough for subdivision. All City lots have access to City water and sewer, and in most cases, the streets, curbs, gutters, and sidewalks are already in place. At those few locations where curb, gutter or sidewalk is not in place, new developments must install curbs, gutters, and sidewalks. The City also offers a 0% interest loan program for new sidewalks in previously developed areas. Setbacks range from 5-20 feet. Permitted lot coverage ranges from 50-65% in residential areas to exemption from lot coverage for mixed use projects in commercial areas. Height restrictions are generally 35 feet maximum in residential areas to 75 ft in mixed-use commercial areas.

The City requires two parking spaces for single family residences with provisions for waiver to accommodate special circumstances. Multifamily developments must provide 1.5 spaces per unit and need not be covered. The City has been able to work successfully with the Farmers Home Administration in the past (since 1984), regarding parking for single family residences. It is now the City's policy to waive the excess parking requirements for low-income housing projects.

No recommendation for changes in the improvement regulations have been identified for change.

Fees and Exactions

State regulations permit local government to charge its costs for processing of permits. Building permit fees are as set forth in the Uniform Building Code. Both City and County planning fees were updated in 2002 and are reflected in Table 35. These fees do not reflect the total actual cost to local government for processing, for example, county fees only reflect half of their true cost. The majority of the costs upon which these fees are based are from State requirements such as mailings, newspaper notices,

Table 35
Permit Processing Fees
2002

LOCAL FEES	DEL NORTE COUNTY	CRESCENT CITY
CEQA – Notice of Exemption (recorded)	\$50	\$150
CEQA – Negative Declaration	\$300-\$500	\$150-\$250
CEQA – Environmental Impact Report	\$700 plus cost	Cost
Minor Subdivision	\$300	\$175
Major Subdivision	\$500 plus \$25/lot (small) \$775 plus \$15/lot (large)	\$375
General Plan Amendment	\$500 plus \$5.00/acre	\$700
Rezoning	\$300-\$500	\$500
Use Permit	\$200	\$150
Variance	\$300	\$200
Planned Development	\$300 plus \$5/acre	\$500
Cluster Development	\$150-\$300	N/A
Mobilehome Park	\$200-\$300 plus \$5/acre	\$150
Architectural Review	NA	\$75
Coastal Development Fee	\$150	\$150-\$200
SAMPLE FEES FOR NEW HOME APPROXIMATELY 1000 -1300 SQ.FT.		
Building Permit Fees	\$1,950-\$2,200	\$1,700-\$1,900
School District Fees - \$1.65/sq.ft.	\$1,650-\$2,145	
STATE FEES		
California Dept. of Fish and Game	EIR - \$850/Negative Declaration - \$1,250	
California Coastal Commission – coastal permit		
Single Family	\$200 - \$1,000	
Multi-Family	\$600 - \$20,000	
Minor Land Division (4 units or less)*	\$600	
Major Land Division*	\$2,000 - \$20,000	
* Application fees only – final recording fees not included.		
** 3 BR/2BA,1000-1300 sq.ft. includes: permit (\$78.30 sq.ft); plan check; plumbing; electrical; state seismic fee.		

copying for distribution, and public hearings. As of February 2003, the highest portion of local permit processing fees for projects not exempt from the California Environmental Quality Act (i.e. housing projects of 3 or more units) was the \$1250 required by the State Department of Fish and Game (see State Constraints above). This fee is paid by the project applicant separate from any City or County fees; however, the number of coastal permits required from the State is minimal due to the adopted Local Coastal Programs. The County and City charge an additional fee for coastal permit processing for projects within their respective appeal jurisdictions for the Coastal Zone. Until the recent changes to the Fee Schedules, both the County and City chose to absorb the additional processing expenses. However, due to expanding mandate by courts for analysis and findings and the wide-ranging environmental issues that require significant staff review, the decision was made by both the Board and Council to recoup a portion of the staff cost and other cost related to the processing of these applications.

Table 36 illustrates a sampling of service connection costs for community water and sewer services. The costs are incurred at the time of the building permit issuance and are collected by the respective district. This is done to avoid legal eviction and/or collection problems regarding occupancy without connection or certificate of occupancy, circumstances which have occurred in the past and resulted in this policy.

Table 36 Sewer and Water Connection Fees 2002	
Type of Connection	Fee
Sewer connection - County	\$4,400*
Sewer connection - City	\$2,300*
Water connection in City	\$1,800*
Water connection in Bertsch-Ocean View CSD	\$1,800*
Water connection in Smith River CSD – existing area	\$3,000*
Water connection in Smith River CSD – new area	\$3,000**
Water connection in Gasquet CSD – existing area	\$3,000*
Water connection in Klamath CSD	\$385*
Sewer connection in Klamath CSD	\$1,500*
*Cost of connection fees does not include labor of installation, nor lateral/main extensions.	
**Does not include cost of annexation to CSD, labor of installation, nor lateral/main extensions.	

The only other permit fee collected at this is the School District mitigation fee adopted pursuant to State mandate for funding assistance. In 2003 this fee is \$1.65 per square foot for residential development and is due prior to issuance of the building permit at the School District's mandate. Fees are paid directly to the School District who then provides written verification of payment that is then submitted to the Building Division.

Past building activity reports and needs plan assessment indicate that quantity and income level needs have been met without special fee exemptions on the part of the City or County. Both the City and County have attempted to keep permit costs at a minimum. The fiscal crisis which the County faces at this time and financial problems within the City limit the ability to provide blanket exemptions from fees. However, the City and County have always taken special requests into consideration and will continue to do so. No change is proposed.

Processing Time

Table 37 indicates processing time for various types of development projects within the City and County. For the most part, processing time is timely, generally following state mandated minimum processing times.

The majority of housing development within both the City and County consists of in-fill or small (less than 4 units) development projects. Building permits for such projects are generally ministerial and are handled "over the counter" as CEQA Exempt, taking less than a month to process. Those within the Coastal Zone which require a Coastal Permit hearing may take up to slightly longer if no significant issues are involved. The City and County Building Departments time includes coordination of building permit review with all other effected agencies.

Most multi-family residential projects in the County require some form of discretionary review by the Planning Commission because they are permitted as a conditional use and/or require review under CEQA. Only the R-2 and R-3 Zone Districts allow multi-family residences as a primary permitted use and may result in ministerial review. If more than four units are proposed the project is also subject to CEQA which requires the Planning Commission to review and adopt a Negative Declaration finding that the project will not have a significant impact on the environment. An environmental review is prepared and either posted locally or sent to the State Clearinghouse for distribution to agencies with interest in the project. The processing of these applications is a minimum of 60 days and may be longer if issues are identified through the environmental review process.

Within the City larger residential construction projects (3-150 units) which do not require subdivision, use permit or zoning changes typically qualify as CEQA Exempt based upon in-fill criteria and are subject to a non-hearing Architectural Review. This review does not exceed two weeks time and is generally accomplished within one week. This process is designed to confirm CEQA status, checks for compliance with public works, parking, landscaping and sign regulations and confirms the harmony of the project itself

Table 37
Permit Processing Time
2003

Permit Category	Del Norte County	Crescent City
Building Permits:		
CEQA Exempt –no coastal permit	3-4 weeks	3-21 days
CEQA Exempt – w/ coastal permit	4-6 weeks	4-6 weeks
Negative Declaration	6-8 weeks	6-8 weeks
Subdivisions and Use Permits:*		
CEQA Exempt	4-6 weeks	4-8 weeks
Neg. Dec. w/o responsible agency	6-8 weeks	6-8 weeks
Neg. Dec. mitigated or w/ resp. agency	8-12 weeks	8-12 weeks
Appeals:		
Local- Board or Council	3-5 weeks	3-5 weeks
Coastal – after local review	4-8 months	4-8 months
General Plan Amendments/Rezoning:**		
Not in CA Coastal Zone	12-16 weeks	12-16 weeks
In CA Coastal Zone	6 months or more	9-12 months
* timeframe is only through approval of tentative map		
** denotes time where EIR is not required		

as to color and materials use. No area wide materials, color or theme requirements have been adopted.

Within both the City and County larger projects which require significant processing of a project due to CEQA or hearing requirements are encourage to submit as a "package" (zoning, subdivision, building permits, etc.) at one time and pre-application assistance is available to expedite processing. These projects include application of PUD zoning within the City and PC or D cluster zoning in the County. Historically longer processing times have resulted when applicants do not provide adequate information, an EIR is required, or appeals to the California Coastal Commission are made. Policy changes by the Coastal Commission have resulted in a trend to require zoning changes be approved before development permits are processed potentially resulting in a doubling of project processing time.

No significant constraints upon development from local processing requirements have been identified and no change in permit processing is proposed.

Funding

Although growth in the community has continued during the past few years, the City and County have been faced with substantial public facility improvement programs as a result. Coupled with the quickly declining State and National economies and decline in local natural resource revenues a fiscal crisis has arisen as it has in many other rural communities.

The City and County have, in past years, attempted to keep development costs to a minimum in fees and improvements, reflecting only a portion of the actual costs. As a result, there is little to cut in fees or improvements which would not have a result of making the general taxpayer subsidize development. Where assistance can be given to special projects, the City and County have attempted to do so with staff assistance, expedited review, grant financing support and negotiation with State agencies. Where applicable, the City has utilized Redevelopment Agency funds. At this time neither the City nor the County have the funding or staff available to provide special housing programs or to monitor the actions of other housing agencies. Although some grants and programs are available, on a limited basis, it is estimated that \$156,000 of additional grants per year is needed to generate adequate administrative funds for each additional staff person.

There is no Redevelopment Agency in the unincorporated County. The City of Crescent City has a Redevelopment Agency (RDA) with two RDA areas one of which expires in 2014 the other in 2026. The estimated 2003-04 income for these areas is \$221,000. RDA regulations require the set-aside of 20% of the funds for use for targeted housing until the Housing Element targeted housing needs are met when set-aside may be reduced to 1%. The City RDA has provided assistance in the development of several targeted housing projects and provides continued assistance to the HIP and SHARP programs for rehabilitation and weatherization administered by the Del Norte Senior Center. In 2002-03 the City had met its housing target and retained \$32,000 in

unassigned funds available for targeted housing development. However the Governor of California had indicated that such funds would be claimed by the state for its funding crisis and the availability of such funds for local use is uncertain.

With the adoption of this Element the City RDA will set-aside approximately \$120,000 per year until the City targeted very low, low and moderate income unit objectives of this Element are met, unless the state appropriates the funds. Of the total set-aside funds \$5-10,000 per year will be budgeted annually for the HIP and SHARP programs. The balance of funds will be use to provide development assistance for new targeted housing projects. Under the RDA Plan assisted projects must provide at least 30% of all units for low or moderate income households. RDA funding may also be used for the relocation of households displaced by any redevelopment project. No such project is planned during the 2001-2008 period. Once targeted new units are met, the reduced RDA set-aside will continue to provide funding to the HIP and SHARP programs and make remaining funding available for qualified projects.

NONGOVERNMENTAL CONSTRAINTS

The availability and cost of housing is strongly influenced by market factors which the City and County governments have little or no control over. State and national economic conditions have a considerable affect on the pace of local development, the availability of financing and mortgage interest rates. A number of costs associated with home building, such as site development (i.e. grading, installation of utilities, constructions of streets, and construction itself) cannot be greatly lessened by the City or County governments. To a great extent the costs associated with producing and acquiring housing are beyond the direct control of local governments.

The primary non-governmental constraints to the development of new housing can be broken down into four categories: land costs, site development costs, availability of financing and construction costs. Thus, cost factors are the primary non-governmental constraints upon the development of housing.

Land Costs

All resources needed to develop housing are subject to the laws of supply and demand, meaning that these resources may not always be available at prices which make housing development attractive. This is particularly true in the case of housing for low- and moderate-income households, where basic development cost factors such as the cost of land is critical in determining the income a household must have in order to afford housing. The cost of land is one of the largest components in the in the price of housing. Among the variables affecting the cost of land is its location, its amenities, the availability and proximity of public services (i.e. community water or sewer).

According to local real estate sources, the average 60' by 110' urban lot currently lists for \$25,000. The price does not include the cost of connections to community water and sewer. The average 1-acre rural lot lists for \$35,000. The price does not include the cost of installation of an on-site sewage disposal system or drilling of a well.

Site Development Costs

Upon securing the raw land, a residential development must make site improvements to the lot before a home can actually be built on the property. Such improvements could include connections to and/or construction of utilities for sewer and water, grading, and road improvements. If public water is available, the cost will range from \$385 - \$3,000 (see Table 36) depending on location. The average cost of well and pump in Del Norte County will cost \$4,000. Depending on site conditions this cost can increase significantly when additional drilling is required in order to locate an adequate water supply. Connection to public sewer ranges from \$1,500 to \$4,400 (see Table 36) depending on location. A septic tank with leach lines ranges from \$3,500 to \$4,000. Some septic tanks, which require engineered plans (i.e. Wisconsin Mound Systems), can cost as much as \$7,000. Grading cost can vary depending on the topography of the site and whether or not an engineered grading and drainage plan is required. Off-site road improvements can vary from widening existing private roads with gravel to the construction of a paved road with curb, gutter and sidewalks. On-site road improvements may include the cost of graveling or paving of the driveway. With the increasing cost of gravel and concrete (directly attributable to regulatory actions of State and Federal Agencies), road improvements can be a determining factor in developing land. The cost of gravel per ten cubic yards has increased from \$160 to \$190 from 2002 to 2003 while the cost of concrete per one cubic yard during the same period has increased from \$74.50 to \$93.50. Costs for utilities such as power, phone and cable are additional and vary on location (proximity to existing lines/cables) and installation method (buried vs. above ground).

Financing Costs

Strong factors influencing the cost of housing are the availability of mortgage financing and interest rates. Interest rates have moderated generally downward since the early 1990s. The cost of borrowing money to finance the construction of housing or to purchase a home has a large impact on the amount of housing produced and subsequently purchased. Based on a review of local financial institutions and financial institutions operating on the Internet, financing is generally available for new construction and is very competitive in consideration of the low interest rates currently available (2/03). On March 10, 2003, the annual percentage rate (APR) for the average 30-year fixed loan rate with a one-percent origination fee and a 1-percent discount point was 5.472%. Lower rates are making it feasible for certain households to be able to purchase a home and that the given household income will qualify for a larger loan, if interest rates are lower.

There are several government assisted home purchased loans such as the U.S. Department of Housing and Urban Development's Federal Housing Administration (FHA)-insured loans and the U.S. Department of Agriculture Rural Development's Rural Service (formerly Farmers Home Administration)-insured loans. These loans generally have high approval rates than conventional loans, particularly for those households that earn lower or moderate incomes.

In particular, the FHA's mortgage insurance programs help low- and moderate-income families by lowering some of their mortgage loan costs. FHA's mortgage insurance encourages mortgage companies to make loans to otherwise creditworthy borrowers and projects that might not be able to meet conventional underwriting requirements, by protection the mortgage company against loan default on mortgages for properties that met certain minimum requirements including manufactured homes, single-family and multi-family properties.

Section 203(b) is the centerpiece of FHA's single family insurance programs. It has several important features including the reduction of down payment requirements to as little as 3 percent, financing of closing costs, and the limitation on lender fees. FHA-approved lending institutions, such as banks, mortgage companies, and savings and loan associations can make these loans.

The U.S. Department of Agriculture offers through its Rural Development – Rural Housing Service, a variety of assistance programs to support the low-income individuals or households purchase homes in rural areas. Among the loans offered for single family housing are Direct Loans and Guaranteed Loans through their Section 502-loan program. Rural Housing Direct Loans are loans that are directly funded by USDA and are available for low- and very-low-income households to obtain homeownership. Applicants may obtain 100% financing to purchase an existing dwelling, purchase a site and construct a dwelling, place a manufactured home on a permanent foundation or purchase newly constructed dwellings in rural areas. The loans provide financing at reasonable rates and terms with no down payment. Mortgage payments are based on the household's adjusted income which is typically within 22 to 26 percent of an applicant's income. Applications are made directly to the USDA's Rural Development Division. Another Section 502 loan program is the Housing Guaranteed Loan program which may be administered by any State housing agency, lenders approved by HUD, U.S. Veterans Administration, Fannie May or Freddie Mac, and lenders participating in other USDA Rural Development and/or Consolidated Farm Service Agency guaranteed loan programs. Applicants for this loan program may have an income up to 115% of the median income for the area and must be without adequate housing, but able to afford mortgage payments. In addition, applicants must be unable to obtain credit elsewhere, yet have reasonable credit histories. There is no required down payment.

In contrast to the government assisted loan programs listed above, conventional mortgage loans have considerably more costs and requirements associated with them. Typically, conventional mortgage loans require down payments of 10 percent or more of the price of the home and also require the borrower to pay at the time of purchase closing costs which can be equivalent to 4 percent or more of the price of the residence. Additionally, loan origination fees may be charged up to one percent of the mortgage amount for the administrative cost of processing the loan. In some cases the applicant may choose to finance these additional costs which result in higher monthly mortgage payments.

The average costs or percentage of costs for the processing of a conventional mortgage loan are listed below.

Table 38 Average Closing Costs	
Application/Origination Fee	\$300+ up to 1% of loan amount
Loan Points	1 point is = to 1% of loan amount and reduces the interest rate of the loan by an eighth of a % point.
Escrow Fee	\$300
Credit Report	\$50
Lender's Title Insurance	\$350
Recording Fee	\$25
Appraisal Report	\$350+
Yearly Property Taxes	Up to 5 months prepaid taxes
Yearly Home Owners (Hazard) Insurance	Up to 14 months prepaid
Mortgage Insurance (PMI)	1 month prepaid

Source: Bankrate Website (www.bankrate.com), Bank of America Website (www.bankofamerica.com), and U.S. Bank Home Mortgage Website (www.usbank.com).

Construction Costs

Many factors can affect the cost to build a house, including type of construction, materials, site conditions, finishing details, amenities, and structure configuration. Construction costs also vary according the type of development, with multi-family housing being marginally less expensive to construct than single family residences.

A reduction in amenities and the quality of building materials can result in lower construction costs and lower purchases. Per-unit costs also decline with the size of the project, as developers benefit from economies of scale and are able to produce housing at a lower per-unit cost. However, market forces and the very limited supply of community water and sewer connections, especially in the County, limit the ability to uses these mechanisms to affect housing production and influence lower prices.

In Del Norte County, the average per square construction cost for "good" quality housing is \$80 for single family residences. An average 1,300 square foot single-family residence with a two-car garage would cost \$104,000 for construction costs alone. From a review of County Building Division records, residences under construction tend to be larger (over 1800 square foot) and of "better construction" (over \$80 per square foot). As such, the availability of affordable new homes is limited.

Another alternative to stick-built construction are manufactured homes or prefabricated factory-built housing which provide for lower priced housing by reducing construction and labor costs. Based on survey done of the by the Manufactured Housing Institute

Table 39

Estimated Single Family Housing Development Cost (By Housing Location 2002*)

HOUSING DEVELOPMENT COSTS	Urban Area Conventional SF Unit (City/County)	Urban Area Manufactured Home (City/County)	Rural Area Conventional SF Unit (County only)	Rural Area Manufactured Home (County only)
Land Price	\$25,000	\$25,000	\$35,000	\$35,000
Construction Costs	\$86,000 (City: \$66/sq ft) \$104,000 (Cnty: \$80 sqft)	\$45,000	\$104,000 (\$80/sq.ft.)	\$45,000
Utilities**	\$4,100 (City) \$6,200 (County)	\$4,100 (City) \$6,200 (County)	\$7,500	\$7,500
Building Permit	\$1,980	\$1,980	\$1,980	\$400
School Mitigation Fee	\$2,145	\$2,145	\$2,145	\$2,145
Subtotal	\$119,225 (City) \$139,637 (Cnty)	\$78,225 (City) \$80,325 (Cnty)	\$150,937	\$90,357
Total Financing Costs ****	\$6,021 (City) \$6,108 (County)	\$3,907	\$6,588	\$3,970
Total Housing Development Costs	\$119,225 (City) \$145,745 (Cnty)	\$82,132 (City) \$84,232 (Cnty)	\$157,525	\$94,327
ADDITIONAL COSTS Which Would Apply to Projects Requiring Use Permit, Subdivision or Zoning (on a project wide basis- must be divided by number of units to add to above)				
California Fish and Game Fee***	\$0 (City) \$1250 (County)			
Planned Unit Development	\$650-750 plus subdivision fees (City) (see Table 35) \$800-1000 + \$5/ac plus subdivision fees (County) (see Table 35)			

* For 1,300 sq.ft home with 2-car garage.

** Urban area costs are based on municipal utilities while Rural area costs are based on private well and septic tank.

*** In the City – most projects are exempt as urban in-fill. In the County - \$1250 applies to projects with 4 or more units.

**** Costs estimated from U.S. Bank's Home Mortgage Website on 3/10/03 using a 1% discount point, 1% loan origination fee and 10% down payment.

(MHI) in 2001, the average cost per square foot for pre-fabricated multisection units is \$32.51. A 1,300 square foot multi-section manufactured home would cost approximately \$45,000 or more depending on delivery and set-up cost. A manufactured home is required by State Law to be placed on a permanent foundation.

The dollar amounts listed above only reflect average construction cost and do not include land costs, site development costs and financing costs which increase the overall cost of the home.

Table 39 estimates the cost of an average stick-built single family residence in an urban area and a rural area and then the cost of a manufactured home in a rural area. The costs take into consideration the factors affecting cost listed above with the exception of site development which can vary greatly depending on the site.

Other Factors

A summary of existing housing related agencies and their programs and funding sources is presented in Table 40. Program funding constraints exist in obtaining adequate on-going operations funding and the limitations of small communities' resources to provide services. The City and County work together with local non-profit agencies to coordinate funding as much as possible. City CDBG funds are sometimes utilized for projects in unincorporated areas and County CDBG funds have been used for siting studies without regards to boundaries. Where caseload does not justify government staffing, the City has partnered with the Senior Center to manage RDA LMIHF funded targeted rehabilitation loans. While adequate sites are available for housing and funding programs for construction or acquisition are advertised as available, local agencies cite three main obstacles to new project development:

- ❑ Smaller communities have limited resources in terms of staffing, expertise, and the local ability to give donations for a variety of community ongoing needs.
- ❑ Limited staffing and funding are coupled with the lower levels of grant funding available which are set aside on the basis of community or program size, or because of state or federal budget cuts.
- ❑ Emphasis of funding for construction and lack of funds for operations once a facility is established.

Also, due to the physically isolated location of Crescent City and Del Norte County, this area experiences a closed housing market. The housing in the City and County has limited competition with outlying areas. Some of those working in the area commute from nearby Brookings, Oregon. The housing market has a tendency to follow local trends rather than the normal competitive process of a larger area. At time, these factors may inflate the costs of housing.

Table 40
City and County
Housing Related Agencies and Programs

AGENCY NAME	AGENCY TYPE	PROGRAMS	FUNDING
Crescent City Planning Dept	Public	General Plan/Zoning/Permits	City General Fund
Crescent City Rehabilitation Program	Public	Rehabilitation	CDBG
Crescent City Redevelopment Agency	Public	- Targeted unit infrastructure assistance - HIP & SHARP (see Senior Center)	Redevelopment Agency Low Moderate Income Housing Fund (LMIHF)
City/County Housing Authority	Public	Rental Assistance	Section 8
County Community Development Department	Public	General plan/ Zoning/ Building/ Permits/ Sewer	County General Fund
County Rehabilitation Program	Public	Rehabilitation	CDBG
County Mental Health Department	Public	Residential home	County Sales Tax & VLF funds
Rural Human Services (RHS)	Non-profit	- Domestic Violence Shelter - Emergency Motel Vouchers - Eviction Prevention	CDBG, Emergency Housing Assistance Program (EHAP), FEMA, Donations
Del Norte Housing Corporation	Non-profit	(proposed) farmworker housing	RCAC, Joe Serna, 514, CDBG
Community Assistance Network (CAN)	Non-profit	Emergency Motel Vouchers	EHAP
Del Norte Senior Center	Non-profit	- Weatherization - SHARP & HIP rehabilitation programs	Low Income Weatherization Assistance Program, City RDA LMIHF

Section II
GOALS, POLICIES AND OBJECTIVES

Housing Element Goals, Policies & Objectives

The first sections of this document outline progress and changes in the City and County since the 1992 Housing Element, identify various types of housing need for the 2001-2008 planning period, and also identify constraints which housing development faces in meeting those needs. This section presents housing goals, policies and objectives which the City and County have developed for the 2001 -08 period to help meet community housing needs and address local constraints. As required by State law, this section provides the following information:

- ❑ Goals: statements of purpose indicating the directions the City and County will take to address housing development problems.
- ❑ Policies: statements linking goals and objectives program by outlining actions to be taken to meet goals.
- ❑ Program objectives: a summary of quantified actions recommended to implement the Goals and Policies. This includes specific description, funding sources (if applicable), responsible agencies and officials, and a timeline within the planning period.

CITY AND COUNTY 2001-2008 HOUSING ELEMENT PROGRAM

Quantified Objectives

The following table is a summary of new housing unit needs and preservation objectives for the City of Crescent City and County of Del Norte (unincorporated and total) from the 2001-2008 Regional Housing Needs Allocation Plan:

Del Norte County and City of Crescent City Housing Program Objectives January 2001 to July 2008

	City	Unincorporated County	Total
New Construction* (by income category)			
Very Low	39	403	442
Low	47	247	294
Moderate	56	157	213
Above Moderate	214	473	687
Total	356	1280	1636
Rehabilitation**	300	1800	2100
Conservation			
At-Risk	0	0	0
Section 8	Countywide		590

* includes replacement housing units

**includes weatherization and targeted assistance programs

Responsible Agencies and Funding

A summary of local public and non-profit agencies, which are identified in this program, is provided in the Housing Related Agencies and Programs table below. The name of the agency, decision-making authority, and types of funding/assistance for their programs are identified. Due to budgetary, management and staffing constraints, the City, County, or other agencies and non-profits cannot guarantee the successful completion of these programs. Nor can the City or County be responsible for the action or lack of action of any agency other than its own. However, it is the intent of indicated agencies to attempt the indicated programs during the specified time period.

Del Norte County and City of Crescent City Housing Related Agencies and Programs

AGENCY NAME	AGENCY TYPE	DECISION MAKERS	CURRENT PROGRAMS & FUNDS	ASSISTANCE TYPES
Crescent City Planning Dept	Public	City Council	General Fund- General Plan/Zoning	Staff time/policy
Crescent City Public Works Dept	Public	City Council	General Fund- Water, Sewer, Wastewater Plant	Staff time/policy
Crescent City Rehabilitation Program	Public	City Council	CBDG- Rehabilitation	Program and Grant administration
Crescent City Redevelopment Agency	Public	Board of Directors (City Council)	RDA LMIHF- Targeted unit infrastructure HIP & SHARP	Funds targeted programs
City/County Housing Authority	Public	Board of Directors (City Council)	Section 8- Rental Assistance	Program administration
County Community Development Department	Public	County Board of Supervisors	General Fund- General plan, Zoning, Building, Sewer	Staff time/policy
County Rehabilitation Program	Public	County Board of Supervisors	CBDG- Rehabilitation	Program and Grant Administration
County Mental Health Department	Public	County Board of Supervisors	Sales Tax/VLF- Residential home	Program administration
Rural Human Services (RHS)	Non-profit	Board of Directors	CBDG, EHAP, Donations- Domestic Violence Shelter EHAP- Motel Vouchers FEMA- eviction prevention	Grant and program administration
Del Norte Housing Corporation	Non-profit	Board of Directors	RCAC, Joe Serna, 514, CBDG- (proposed) farmworker housing	Grant and program Administration
Community Assistance Network (CAN)	Non-profit	Board of Directors	EHAP- Motel Vouchers	Grant and program administration
Del Norte Senior Center	Non-profit	Board of Directors	LIWAP- Weatherization RDA – SHARP& HIP Rehabilitation program	Grant and program administration

Housing Goals and Programs

Following are the goals, policies, and program objectives, which have been developed in consultation with local governmental agencies and non-profit organizations which are active in addressing housing issues in the community. Reflected in these statements is an overall intent to continue with the successful approach of reliance on the open housing market and local government encouragement of projects oriented to special needs

GOAL A: To insure total dwelling capacity equal to the County and City new construction objectives outlined in the above Housing Program Objectives table for the 2001-2008 time period.

The City and County Vacant Land studies (Housing Background Tables 29 and 30) indicate that the feasible potential of vacant land for the 2001-2008 period is 1,078 units in the City and 2,650 units in the County. These amounts will easily accommodate the projected needs outlined in the Housing Program Objectives table.

POLICIES:

A.1. The City and County shall continue to maintain a sufficient supply of land designated for residential development in the City and the County to meet the quantified housing needs outlined in the Housing Program Objectives table for the 2001-2008 period.

A.2. The City and County will continue to encourage maximization of residential development potential and limit underutilization of land through project design review.

A.3. The City and County will continue to encourage use of the planned unit or cluster programs or zones (PUD, PC, D) to promote design flexibility and density maximization for unique or environmentally challenging settings or projects.

A.4. The City and County will continue to apply standards for development, which provide for public safety and which strive to meet basic expectations for public service, particularly in the urban areas of the City and County.

A.5 The County will continue to implement policies and standards regarding community water systems, which service in County rural areas in order to support new development.

A.6. The City and County will continue to implement policies and oversee improvements to the community water and sewer systems which serve the City and County urban area in and around Crescent City in order to support new development.

A.7 The City shall dedicate 50% of any new wastewater treatment plant capacity which it may obtain before 2007 for residential development needs within the City. Preference for residential hook-ups shall be for targeted low/very low residential units, above moderate residential units and mixed-use (commercial and multiple residential units) development.

A.8. The County acknowledges the provisions of Government Code Section 65589.7 relating to community water and sewer provided by public agencies and private entities within the jurisdiction of the County.

IMPLEMENTATION PROGRAMS:

A.1 The City and County will continue to work together to address the issues and funding of upgrading and expansion of the community wastewater treatment plant in the Crescent City urban services area pursuant to the adopted Wastewater Treatment Plan construction schedule.

Responsible Agencies: City of Crescent City - City Manager/Public Works Department;
Del Norte County- CAO/Community Development Department
Timeframe: 2001-2008

A.2 In the interim, prior to completion of the updated wastewater treatment plant, the City will attempt to reduce sewer flows by undertaking a program of repair of its sewer service lines and development of a water conservation program with the objective of requesting from the Regional Water Quality Control Board additional hookup equivalents for use for additional development. Such additional hook-up equivalents shall be subject to policy A.7 above.

Responsible Agency: City of Crescent City Public Works Department
Timeframe: 2001-2004

A.3 The County will continue to work with outlying services agencies regarding individual issues of adequate water service, where applicable.

Responsible Agency: Del Norte County Community Development Department
Timeframe: On-going

A.4. The County, upon certification of the Housing Element Update by HCD, will forward to public agencies and known private entities that provide water service or sewer services within the County Section 65589.7 of the Government Code alerting those agencies and entities of the County's share of the regional housing need for lower income households as identified in the adopted Housing Element and informing these agencies and entities of the requirement that when they allocate or make plans for the allocation of available and future services for residential use that each agency or entity shall grant a priority for the provision of these available or future services to proposed housing developments which help meet the County's share of regional housing need for lower income households as identified in the adopted Housing Element of the County.

Responsible Agency: County Community Development Department
Timeframe: Upon certification of Housing Element update by HCD

GOAL B: To provide for sites suitable for the development of a variety of housing types by tenure, income level and targeted need in the City and County during 2001-2008.

Tables 29, 30, 31 and 32 of the Housing Element Background illustrate that adequate lands are available within the City and County to provide for a variety of housing types and income levels during the 2001-2008 planning period.

POLICIES:

B.1. The City and County shall continue to maintain a sufficient supply of land designated for residential development to meet the quantified housing needs for the 2001-08 period.

B.2. The City and County shall continue to provide established residential development programs: such as Planned Unit development, Bonus Density, 2nd Dwelling Units, Senior unit provisions, Class K rural housing, Disabled Accommodations, protection of non-conforming multifamily units, provision for manufactured/ architectural mobilehome placements, and mobilehome parks in residential areas.

B.3. The County shall continue to maintain a balance of urban and rural lifestyle opportunities by focusing higher density urban development where community services currently exist or can be expanded to provide maximum cost/benefit.

B.4. The County shall continue to maintain urban and rural lifestyle opportunities for all income groups by use of existing zoning districts for general manufactured home and clustered development to maximize density and minimize land development and/or construction costs.

B.5. The County shall continue to permit mixed-use commercial and residential activities.

B.6 The City shall promote the development of mixed-use commercial and residential activities in its downtown areas by providing incentives such as: preference for redevelopment funding, prioritized preference for sewer hook-ups, and exemption for residential uses from zoning floor-area ratio limitations.

B.7. The County may consider the use (or expansion of use) of the County's visual overlay zone in unincorporated neighborhoods where there is a demonstrated strong support to insure that new development is sensitive to the appearance and/or character of the neighborhood surroundings.

B.8 The City shall continue the use of architectural review to insure that new development is harmonious with the character of the neighborhood surroundings.

B.9. The City and County shall continue to monitor housing activity on an annual basis to assess whether their respective needs projections for all income levels are being met by a voluntary open market (rather than mandatory inclusion) as they have in the past.

B.10. The City and County will, when asked, continue to provide technical information or support to non-profit agencies in the provision of emergency and/or specialized housing.

B.11. The City and County Housing Authority shall continue to provide and expand its programs based upon available funding.

IMPLEMENTATION PROGRAMS:

B.1. The County shall monitor residential building activity by income categories on an annual basis for use in determining whether an average of the need goals are being met by the open market.

Responsible Agency: County Community Development Department
Timeline: Annual

B.2. The City shall continue to utilize its annual RDA residential building activity (by income categories) report to monitor whether an average of the need goals are being met by the open market.

Responsible Agency: City Building and Planning
Timeline: Annual

B.3 The City and County will, when requested by a non-profit housing agency or targeted housing developer, continue to provide pre-project technical review to identify low/very low income housing project issues, project sites, and/or potential funding sources for targeted housing projects including but not limited to: farmworker housing, emergency or transitional housing, student housing, large family housing, senior housing, and targeted income assisted care housing.

Responsible Agencies: City Planning/City Grant Coordinator, County Community Development Department/County Grant Coordinator, City and County Housing Authority
Timeline: On-going

B.4. The County will revise its second unit ordinance in compliance with AB1865 to allow second units pursuant to a ministerial permit in appropriate zones. Furthermore, the County will review and amend the second dwelling unit ordinance, as necessary, to allow increased flexibility as an incentive to landowners, to remove or mitigate constraints to their development, and to provide additional affordable units. The review shall include, but is not limited to, an evaluation of increasing the number of occupants allowed per unit, increasing the size limitations, and reducing parking requirements.

Responsible Agency: County Community Development Department
Timeline: 2003

B.5. The County will review its zoning ordinances to identify provisions that could pose constraints on the development of housing for persons with disabilities, and amend the ordinances as needed, for compliance with Federal and State fair housing laws that protect people with disabilities, such as SB 520, the Americans with Disabilities (ADA) Act, and group homes including the implementation of a reasonable accommodation ordinance.

Responsible Agency: County Community Development Department
 Timeframe: 2001-2004

GOAL C: To assist in the development of adequate housing to meet the needs of low/very low and moderate income households.

The City, County, local non-profit agencies and targeted housing development firms currently provide a variety of housing in the community for targeted low and very low income groups. New construction needs for new development have been identified with adequate lands found available. Specialized needs have also been identified for the 2001-2008 period, most by local agencies from their own project goals. Additional general needs have also been identified. Assistance for development includes federal and state financing and subsidies as well as regulatory concessions and incentives.

POLICIES:

C.1. The City and County shall consider the following types of projects as being needed to meet targeted housing needs and special housing needs from 2001-2008:

- ☐ Emergency /Transitional Shelter – abused women, men, families, or mentally ill
- ☐ Transitional housing (residential w/programs for on-site clients only)- mentally ill
- ☐ Farmworker housing – rental or owner with on-site program services
- ☐ Large (4 bedroom) or small (1 or 2 bedroom) targeted income units
- ☐ Student housing within ½ mile of the college campus or within ¼ mile of a public bus system stop.
- ☐ Targeted income housing in general – low or very low income
- ☐ Assisted living facilities for very low/low or moderate income elderly

C.2. In addition to its low/very low income housing unit needs target (set forth in Policy A1), the City shall consider the following as additional housing needs projects in order to address a 15 year development deficit and provide for a balanced community:

- ☐ Above Moderate income housing units
- ☐ Mixed-use development (commercial and multiple residential units) which serves Moderate or Above Moderate income targets

C.3. The City and County shall continue to provide technical information and/or support to the development of housing projects, which address targeted housing needs by pre-application review assistance and expedited permit processing.

C.4. The City and County shall continue to encourage local non-profit agencies and targeted housing developers to undertake early consultation with the appropriate agency regarding siting and suitability of sites for development prior to their submittals for funding or permit review.

C.5. The City and County shall encourage local non-profit agencies who currently provide housing services to establish a means of documenting the need for services, such as homeless shelters, by

developing a uniform record keeping system.

C.6 .The City and County shall, where feasible, continue to provide grant assistance support (such as CBDG funding) for non-profit entity housing projects which address those targeted housing needs outlined in policy C.1.

C.7. The County will continue to give special consideration to housing projects for very low and low income groups by considering bonding assistance, deferred agreements, or improvement waivers on a case-by-case basis.

C.8. The City will continue to give special consideration to housing projects for very low and low income groups by considering zero-interest loans for sidewalks, deferred agreements, Redevelopment Agency loans or grants, or parking and setback waivers on a case-by-case basis.

C.9. The City will, when funds are available, continue to utilize its Redevelopment Area set-aside funds for targeted income housing development assistance.

C.10. The City, County and local non-profit agencies will continue to make maximum use of public and private resources to help meet identified housing needs within the constraints of local government and non-profit budgets and staffing.

C.11. The City and County Housing Authority shall continue to provide and expand its programs based upon available funding.

C.12 The County shall continue to support the local tribes to provide affordable housing for tribal members through the construction of new housing units, rehabilitation of existing housing units and homeownership programs.

(see also Policies A7 and A8)

IMPLEMENTATION PROGRAMS:

C.1 The City and County will provide pre-application review assistance in siting and preparation of applications for very low/low income or targeted needs projects. This could include assistance such as: locating appropriate sites, identifying issues of concern, referral to funding or program agencies, preparing fee or timetable outline, etc.

Responsible Agencies:	City Planning Department
	County Community Development Department
Timeline:	On-going

C.2 The County, working with the Housing Authority, local non-profit organizations, or developers, will encourage the development of very low/low income multifamily units. The County will assist in site identification, permit coordination, and provide data or letters of support for funding applications. The County will consider, on a case-by-case basis, requests for bonus density, deferred agreements or waivers for improvements, and/or local bonding assistance. The County may consider participation

in a CDBG land write down or public improvements grant request if an appropriate purchase/development/management proposal can be developed.

- Responsible Agency:: County Community Development Department, other agencies as needed
- Timeline: 2001-2008

C.3. The City, working with the Housing Authority, local non-profit organizations, or developers, will encourage the development of one or more projects with an aggregate goal of 86 very low/low income residential units. The City will assist in site identification, permit coordination, and provide data or letters or support for funding applications. The City will consider, on a case-by-case basis, requests for bonus density or other incentives such as parking or setback waivers, deferred agreements, or redevelopment loans or grants. The City may consider participation in CDBG or other grants if an appropriate development agreement can be developed.

- Responsible Agency: City Planning/Redevelopment Agency
- Timeframe: 2001-2008

C.4. The City, subject to funding availability, will make available rehabilitation funds for the adaptation of existing housing units for use by disabled targeted income residents.

- Responsible Agency: City Manager/CDBG Program
- Timeframe: 2003-2008

C.5 The City and County Housing Authority will continue to utilize, to the fullest extent possible, its existing 590 vouchers under the Federal Section 8 program. The Housing Authority will attempt to expand its over issue program to 725 units by 2008 by using lower rent cost savings. The Authority will also continue its landlord education program in order to provide candidates for replacement of units, which may be removed from the program.

- Responsible Agencies: City and County Housing Authority
- Timeframe: 2001-2008, On-going

C.6 The County will amend its zoning ordinance to clarify emergency and transitional housing for the homeless. Definition and/or permit policies for group care, dormitory, transitional apartments, motels and single-room-occupancy housing will be included. The County will review and evaluate any amendments to the zoning ordinance to assure that they do not hinder or constrain the creation or continuance of any emergency or transitional housing.

- Responsible Agencies: County Community Development Dept
- Timeframe: 2001-2004

C.7. Complete construction of new women's and children's domestic violence shelter facility and continue to operate it, subject to availability of funding.

Responsible Agency: Rural Human Services, or similar non-profit agency
Timeframe: 2002-2004 with ongoing operations

C.8. Subject to the availability of funding, construct one or more projects totaling 65 low and very low income housing for agricultural employees within the greater county area.

Responsible Agency: The Del Norte Housing Corporation, or similar nonprofit agency
Timeframe: 2001-2008

C.9. Subject to the availability of funding, conduct a feasibility study, identify one or more sites, and seek construction and operations funding to establish a 6-10 room emergency/transitional shelter for women, and families (including fathers with children) who are not subject to domestic violence.

Responsible Agencies: Rural Human Services, Community Assistance Network, or a Network, or a similar qualified nonprofit agency
Timeframe: 2004-2010

C.10. Subject to the availability of funding, conduct a feasibility study, identify one or more sites, and seek construction and operations funding to establish one or more emergency shelter facilities serving a total of 20-25 men, including mental health service users who are not acute.

Responsible Agencies: Rural Human Services, Community Assistance Network, County Mental Health Department, or a similar qualified nonprofit agency
Timeframe: 2004-2010

C.11. Subject to the availability of funding, conduct a feasibility study, identify one or more sites, seek construction or purchase funding, and seek operations funding to establish a 10 unit transitional housing facility for mental health program clients.

Responsible Agencies: County Mental Health Department, Yurok Tribe, Rural Human Services, or a similar qualified nonprofit or public agency
Timeframe: 2004-2010

C.12. Subject to demand and the availability of funding, establish a second private group residence for mental health day program clients.

Responsible Agencies: County Mental Health Department
Timeframe: 2004-2010

C.13 The City and County will meet regularly with non-profit, private and other public entities to examine opportunities for cooperative efforts to expand the supply of affordable and special housing for lower income households. The City and County will conduct an annual meeting beginning in 2004. The meetings will educate the development community about the variety of opportunities available at the City and County to assist in development of housing for lower income households, including pre-application meetings, technical assistance for development applications, streamlining opportunities, support on funding applications and funding resources.

Responsible Agencies: Del Norte County Administration Office
City of Crescent City Manager
Timeframe: First meeting in 2004 and annually thereafter

C.14 The County will coordinate with appropriate funding agencies to gather information and identify ways to improve competitiveness in funding applications and identify housing related funding sources for the County. The County will apply for funds for assisting in the development, maintenance or improvement of housing for lower income households.

Responsible Agency: County Administration Office
Timeframe: Annually identify and apply for available funds.

GOAL D: To address, and where appropriate and legally possible, remove governmental constraints.

The Background section indicates that City and County off-site improvement requirements are limited, that permit fees do not equal total cost, and that permit processing times are basically speedy, increasing only as involvement with State review agencies increases. The continuing financial constraints of small California communities such as the City and County limit the ability to provide additional staffing or blanket relief of costs. However, both the City and County have considered requests on a case-by-case basis for targeted income projects.

POLICIES

D.1. The City and County shall continue to maintain opportunities for all income groups by use of clustered development to maximize density and minimize land development and/or construction costs.

D.2. The County will continue to give special consideration to housing projects for very low and low income groups by considering bonding assistance, deferred agreements, or improvement waivers on a case-by-case basis.

D.3. The City will continue to give special consideration to housing projects for very low and low

income groups by considering zero-interest loans for sidewalks, deferred agreements, Redevelopment Agency loans or grants, or parking and setback waivers on a case-by-case basis.

D.4. The City and County will continue to provide comment when state or federal policies place additional constraints or costs which impact housing development.

IMPLEMENTATION PROGRAMS:

D.1 The County will develop proposals for zoning ordinance amendments providing for the development of parcels consistent with General Plan densities, and re-examining the minimum project size for D cluster and PC Planned Community zones, in order to provide for maximization of density for any potential project.

Responsible Agency: Del Norte County Community Development Department
Timeframe: 2001-2004

GOAL E: To conserve and improve existing housing stock.

Conservation of housing stock includes both the preservation of structures and retention of assistance for affordable units. Based upon the history of rehabilitation efforts and the continual aging of the housing stock, the Background section estimates that approximately one-third of the housing stock over 30 years in age will need rehabilitative work. This is reflected as a quantified objective reflected in the Housing Program Objectives table at the beginning of this Section. As assessment of assisted units indicates, no units are At-Risk for conversion from assisted housing during the 2001-2008 period.

POLICIES:

E.1. The City and County will continue using available subsidies for the rehabilitation of targeted-income owner and rental residential units.

E.2. The City and County will continue to target older residential areas where rehabilitation assistance is most needed including the greater Crescent City area Cronk, Beresa, Roosevelt, Filkins and Bertsch/Ocean View subdivision neighborhoods, and in the communities of Klamath and Smith River.

E.3. The County will continue to improve the County building permit-replacement and unassisted rehabilitation reporting system.

E.4 Where financially feasible, the Del Norte Senior Center will continue its weatherization and rehabilitation programs for existing targeted residences.

E.5. The City and County will prepare to address the conversion of assisted rental units to market rate for the 2008 Housing Element update.

E. 6. The City and County Housing Authority will coordinate with HUD on the issuance of HUD preservation vouchers should a local project-based assisted housing complex, which is eligible, opt out of their contract with HUD to rent their units at market rents.

E.7. The County shall continue to provide public services and improvements that enhance and create neighborhood stability.

IMPLEMENTATION PROGRAMS:

E.1 The County will update its existing housing conditions reporting system by establishing a program for correlating building permits for rehabilitation work with condition data for an on-going to-date system.

Responsible Agency: County Community Development Department
Timeframe: 2001-2004

E.2 The City, subject to funding availability, will continue to provide rehabilitation to targeted households through its RDA funded joint programs with the Del Norte Senior Center (HIP and SHARP) and with CBDG funding sources, towards a goal of assisting 40 units between 2001 and 2008.

Responsible Agency: City CBDG Program and City Redevelopment
Agency/Del Norte Senior Center
Timeframe: 2001-2008

E.3. The County, subject to funding availability, will continue to provide rehabilitation assistance to targeted households through its Rehabilitation Program, towards a goal of assisting 45 units between 2001 and 2008.

Responsible Agency: County Housing Rehabilitation program
Timeframe: 2001-2008

E.4. The City and County shall review the status of assisted rental units "at risk" of conversion to market rate rents and prepare applicable reports for use in the 2008 Housing Element update.

Responsible Agencies: County Community Development Department, City
Planning Department, and City and County Housing
Authority
Timeframe: 2007-2008

E.5. The County will preserve residential neighborhood appearance and make them more livable through enhancement measures such as the construction of sidewalks and other street improvements.

Responsible Agency: County Community Development Department
Timeframe: Ongoing

E.6. The City and County will continue to work with the community to remedy code violations through referrals to their respective Rehabilitation loan programs.

Responsible Agency: County Community Development Department, City Code Enforcement Program
Timeframe: Ongoing

Goal F: To encourage energy conserving practices in the maintenance of existing dwellings and in new residential development.

Construction of new units to adopted energy standards and programs maintaining weather tightness of existing units have been the most successful approach to energy conservation given the local coastal climate.

POLICIES:

F.1. Where financially feasible, the Del Norte Senior Center will continue its weatherization and rehabilitation programs for existing targeted income residences.

F.2. The City and County will continue to enforce the State's Energy Conservation Standards for new residential construction and additions to existing structure.

F.3. The City and County will implement state energy program requirements, such as those set forth by AB 1207 regarding wind energy systems.

F.4. The City and County will encourage and support the efforts of local electrical energy providers to reestablish energy efficient programs for local customers.

IMPLEMENTATION PROGRAMS:

F.1. The Senior Center, subject to available funding, will continue to provide rehabilitation assistance in the City and County for weatherization of existing housing units with a goal of 65 dwelling units per year.

Responsible Agency: Del Norte Senior Center
Timeframe: 2001-2008

F.2. The City and County will review and amend their zoning ordinances as necessary to implement AB 1207 addressing the provision of wind energy systems.

Responsible Agencies: County Community Development Department, City Planning Department
Timeframe: 2001-2005

GOAL G: To promote equal housing opportunity.

While informative materials are displayed at various government offices, the City and County Housing Authority acts as the local lead agency regarding complaints, providing screening and assistance with questions or issues regarding fair housing practices in the community.

POLICIES:

G.1. Continue the existing fair housing program, which consists of posting of information regarding fair housing and equal opportunity rights and complaint system.

G.2. Continue to provide one place where complaints, screening and assistance with questions regarding fair housing practices can be coordinated in the community.

IMPLEMENTATION PROGRAMS:

G.1. Materials and phone numbers for assistance regarding fair housing and equal opportunity will continue to be located at the Housing Authority office and will be provided to the City and County rehabilitation and building offices, the Senior Center, public library and real estate offices for posting.

Responsible Agencies: City, County, Housing Authority and community offices
Timeframe: On-going

G.2. City and County Housing Authority will continue to act as the local lead agency regarding complaints, providing screening and the toll free phone number of the State Fair Employment and Housing Commission.

Responsible Agencies: Housing Authority
Timeframe: On-going

GOAL H: To ensure that the goals and programs of this document are reviewed and utilized during the planning period and updated in a timely manner.

Both the City and County conduct annual reviews as part of their annual General Plan reports and prepare for the update of their Element as called for by the legislature.

POLICIES:

H. 1. The City and County will continue to monitor construction and needs goals on an annual basis.

H. 2. Any major project proposed within the City or County which will have significant impacts upon housing needs in the community shall address said impacts and any needs changes as part of the project review.

H.3. The City and County shall update of this element in a timely manner as required by state

law. Such update shall include a public participation program to provide input from those in the community with housing concerns.

IMPLEMENTATION PROGRAM:

H.1 The City and County will appoint a housing advisory committee and begin update studies for the update of this Element at least one year before the state mandated update deadline.

Responsible Agencies: City Planning and County Community Development.
Timeframe: 2007-2008 or as set forth by the state legislature

Glossary

Acre

A unit of land equal to 43,560 square feet.

Affordable Housing

Under State and federal statutes, housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs.

Assisted Housing

Housing that has been subsidized by federal, state, or local housing programs.

At-Risk Housing

Multi-family rental housing that is at risk of losing its status as housing affordable for low and moderate income tenants due the expiration of federal, state or local agreements.

California Department of Housing and Community Development – HCD

The State Department responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with State housing law.

Census

The official United States decennial enumeration of the population conducted by the federal government.

Community Development Block Grant (CDBG)

A grant program administered by the U.S. Department of Housing and Urban Development (HUD). This grant allots money to cities and counties for housing rehabilitation and community development activities, including public facilities and economic development.

Density

The number of dwelling units per unit of land. Density usually is expressed “per acre,” e.g., a development with 100 units on 20 acres has a density of 5.0 units per acre.

Density Bonus

The allowance of additional residential units beyond the maximum for which the parcel is otherwise permitted usually in exchange for the provision or preservation of affordable housing units.

Dwelling Unit

One or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the unit for the exclusive use of a household.

Elderly Household

As defined by HUD, elderly households are one- or two-member (family or non-family) households in which the head or spouse is age 62 or older.

Element

A division or chapter of the General Plan.

Emergency Shelter

An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis.

Fair Market Rent

Fair Market Rents (FMRs) are freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or Standard Metropolitan Statistical Area (SMSA). Fair Market Rents are used for the Section 8 Rental Program and many other HUD programs and are published annually by HUD.

General Plan

The General Plan is a legal document, adopted by the legislative body of a City or County, setting forth policies regarding long-term development. California law requires the preparation of seven elements or chapters in the General Plan: Land Use, Housing, Circulation, Conservation, Open Space, Noise and Safety. Additional elements are permitted that address local concerns.

Group quarters (GQ)

The Census Bureau classifies all people not living in households as living in group quarters. There are two types of group quarters: institutional (for example, correctional facilities, nursing homes, and mental hospitals) and non-institutional (for example, college dormitories, military barracks, group homes, missions, and shelters).

Homeless

Unsheltered homeless are families and individuals whose primary nighttime residence is a public or private place not designed for, ordinarily used as, a regular sleeping accommodation for human

Household

A household includes all the people who occupy a housing unit as their usual place of residence.

Household Income

The total income of all the person living in a household. A household is usually described as very low income, low income, moderate income, and upper income based upon household size, and income, relative to the regional median income.

Householder

The person, or one of the people, in whose name the home is owned, being bought, or rented. If there is no such person present, any household member 15 years old and over can serve as the householder for the purposes of the census.

Two types of householders are distinguished: a family householder and a nonfamily householder. A family householder is a householder living with one or more people related to him or her by birth, marriage, or adoption. The householder and all people in the household related to him are family members. A nonfamily householder is a householder living alone or with nonrelatives only.

Housing unit

A house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.

Income Category

Four categories are used to classify a household according to income based on the median income for the county. Under state housing statutes, these categories are defined as follows: very Low (0-50% of County median); Low (5-80 of County median); Moderate (80%-120% of County median) ; and Upper (over 120% of County median).

Large Household

A household with 5 or more members.

Manufactured Housing

Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site.

Market Rate Housing

Housing which is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.

Mean

This measure represents an arithmetic average of a set of numbers. It is derived by dividing the sum of a group of numerical items by the total number of items in that group. For example, mean family income is obtained by dividing the total of all income reported by people 15 years and over in families by the total number of families.

Median

This measure represents the middle value (if n is odd) or the average of the two middle values (if n is even) in an ordered list of data values. The median divides the total frequency distribution into two equal parts: one-half of the cases fall below the median and one-half of the cases exceed the median.

Median Income

The annual income for each household size within a region which is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

Overcrowding

As defined by the U.S. Census, a household with greater than 1.01 person per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as households with greater than 1.51 persons per room.

Overpayment

The extent to which gross housing costs, including utility costs, exceed 30 percent of gross household income, based on data published by the U.S. Census Bureau. Severe overpayment, or cost burden, exists if gross housing costs exceed 50 percent of gross income.

Population

All people, male and female, child and adult, living in a given geographic area.

Redevelopment Agency

California Community Redevelopment Law provides authority to establish a Redevelopment Agency with the scope and financing mechanisms necessary to remedy blight and provide stimulus to eliminate deteriorated conditions. The law provides for the planning, development, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, and the provision of public and private improvements as may be appropriate or necessary in the interest of the general welfare by the Agency. Redevelopment law requires an Agency to set aside 20 percent of all tax increment dollars generated from each redevelopment project area for the purpose of increasing and improving the community's supply of for low and moderate income households.

Regional Housing Needs Allocation Plan (RHNA)

The Regional Housing Needs Allocation Plan is based on the State of California projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction within the County. These housing need numbers serve as the basis for the update of the Housing Element in each California city and county.

Rehabilitation

The upgrading of a building previously in a dilapidated or substandard condition for human habitation or use.

Section 8 Rental Voucher/Certificate Program

A tenant-based rental assistance program that subsidized a family's rent in a privately owned house or apartment. The program is administered by local public housing authorities. Assistance payments are based on 30 percent of household annual income. Households with income of 50 percent or below the area median income are eligible to participate in the program.

Special Needs (Targeted) Groups

Those segments of the population which have a more difficult finding decent affordable housing due to special circumstances. Under California Housing Element statutes, these special needs groups consist of the elderly, disabled, large families female-headed households, farmworkers and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Elements that are present in their community.

Tenure

Refers to the distinction between owner-occupied and renter-occupied housing units.

Transitional Housing

Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes supportive services component (e.g. job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.

U.S. Department of housing and Urban Development (HUD)

The cabinet level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME and Section 8, among others.

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- Rural Housing Services website (www.rurdev.usda.gov)
- Rural Human Services: Farmworker Housing Needs Survey Fall 1993
- Rural Human Services: Summary of a Town Meeting, May 1994 regarding Farmworker Housing
- Rural Human Services: Smith River Tenant Survey March 1995
- Uniform Building Code, 1997 International Conference of Building Officials
- U.S. Bank of California Website (www.usbank.com)
- Yurok Indian Housing Plan – 5 Year Plan, 2003-2008
- Yurok Tribe, Tribal Demographics Summary Report, July 14, 1999

APPENDIX A
REGIONAL HOUSING NEEDS PLAN

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Division of Housing Policy Development

1800 Third Street, Suite 430

P. O. Box 952053

Sacramento, CA 94252-2053

www.pcd.ca.gov

(916) 323-3176 FAX: (916) 327-2643



Sent by Fax: (707) 465-0340

December 18, 2002

Mr. Ernest Perry, Director
Community Development Director
981 H Street, Suite 110
Crescent City, California 95531

Dear Mr. Perry,

RE: Re-allocation of Need in the Final Regional Housing Needs Plan

The letter is in response to the RHNA re-allocation proposal of November 22, 2002 to Del Norte County's LAFCO, from both you and Mr. David M. Wells, City Manager of Crescent City. That proposal would re-allocate the RHNA as a condition of the proposed Roosevelt annexation, as per the "Procedure for Redistribution" under your Final Allocation Plan for Del Norte County's Regional Housing Needs. The Department has reviewed the negotiated re-allocation as represented in Table 3 of your November 22, 2002, and your corrected Table 4 reflecting the numbers in the income categories.

Although we appreciate your coming to agreement to transfer 53 units from the County to the City upon the annexation of the Roosevelt area, we find that the income distribution for those 53 units would have the effect of conflicting with Government Code 65584. The RHNA cannot increase concentrations of lower income households in a jurisdiction, and indeed must "seek to remedy" disproportionate shares. We note that the proposal has appropriately allocated the Very Low income shares, but that perhaps we all overlooked that the disproportionate share of Low Income households in the City would be increased.

Specifically, the November 22, 2002 letter-proposed RHNA transfer as allocated by income group in your corrected Table 4 increases Crescent City's share of Low Income Households from the disproportionately high share of 15% to 16%, were the units to be built. Since such an increase in the City's share of Low Income Households is not consistent with the Statute listed above, the Department cannot accept the allocation transfer exactly as proposed. We propose an alternative below.

If the alternative below is not acceptable to either the City or the County, and if this Regional Needs issue were to remain as a condition of the annexation yet to be resolved, then this Department is willing to continue to work with the parties on the resolution of the transfer.

Alternative RHNA Subsequent to the Transfer:

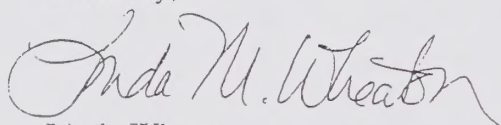
	Very Low	Low	Moderate	Above Mod.	Total
Crescent City	39	47	56	214	356
Unincorporated	403	247	157	473	1280
Total	442	294	213	687	1636

Projected Income Distribution Subsequent to Alternative RHNA Transfer:

	Very Low	Low	Moderate	Above Moderate	Totals
Crescent City	0.37	0.15	0.13	0.35	1.00
Unincorporated	0.25	0.16	0.15	0.45	1.00
County Total	0.27	0.16	0.15	0.43	1.00

If you should have other questions or concerns regarding the process, please contact Karen Westmont at (916) 445-7507. HCD looks forward to continuing to cooperate with Del Norte in its development of the housing needs plan.

Sincerely,



Linda Wheaton
Assistant Deputy Director

cc: Mr. Dave Wells, City Manager, City of Crescent City

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Division of Housing Policy Development

900 Third Street, Suite 430

P. O. Box 952053

Sacramento, CA 94252-2053

hcd.ca.gov

323-3176 FAX: (916) 327-2643



September 4, 2002

Sent by FAX (707) 465-0340

Mr. Earnest Perry, Planning Director
Del Norte County Community Development Department
981 H Street, Suite 110
Crescent City, California 95531

Dear Mr. Perry:

RE: Regional Housing Needs Allocation

As stated in the June 5, 2002 letter from the Division of Housing Policy Development (HPD), this letter notifies you that the 90-day comment period on the County of Del Norte's draft Regional Housing Needs Allocation (RHNA) plan ended as of September 4, 2002. Since no requests for revisions have been received, the RHNA plan is now determined to be final pursuant to Government Code Section 65584. We have enclosed a copy of the Final RHNA plan.

We look forward to continuing to work with you on your pending housing element update. For any further assistance, please contact Karen Westmont at (916) 445-7507 or Cam Cleary at (916) 323-3185.

Sincerely,

Cathy E. Creswell
Deputy Director

Enclosure

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SEP 10 2002

PLANNING
COUNTY OF DEL MONTE

**Final Allocation Plan For Del Norte County's
Regional Housing Needs
For January 1, 2001 through June 30, 2008**

Purpose

This plan is prepared pursuant to Section 65584 of Article 10.6 of State housing element law. The housing need is the minimum number of units needed to serve Del Norte County's own projected household population and to accommodate a normal vacancy rate and the expected loss of housing stock. In a January 08, 2002 letter, the California Department of Housing and Community Development (HCD) provided a range of numbers of housing units for which Del Norte County and Crescent City should plan (see Appendices F and G).

The allocations of the regional housing need are the numbers of additional housing units for which Del Norte County jurisdictions are to plan in their updates of their housing elements for the planning period from January 1, 2001 through June 30, 2008. At the time of preparation of each jurisdiction's housing element updates, the jurisdictions may reduce their respective allocations by the net units developed during the interim period (i.e., January 1, 2001 until the date of housing element preparation).

To serve the statutory requirement that housing elements plan for a mix of housing types serving all income levels, this plan provides the number of units needed to serve households in the four income groups.

Plan Methodology

Given the fairly high rental vacancy rate in Del Norte County's permanent stock over the last decade, this Regional Housing Needs Plan adopts the lower number of units from the range recommended by HCD as the appropriate number of housing units for which to plan.

Under Government Code 65584, Regional Housing Needs plans are to consider the following factors: market demand for housing; employment opportunities; availability of suitable sites and public facilities; commute patterns; type, tenure, and other needs for housing. Some Existing Housing Needs are considered in its section below. Otherwise, local entities appear to have consulted on the factors mandated in statute in the discussion outlined in the letter from the Del Norte County Community Development Department of April 8, 2002 and attached as Appendix H.

Allocation and Income Distributions

Given the letter received from the County that states the results of its consultation process, this plan allocates and distributes by income according to the recommendations of county jurisdictions.

The Census 2000 information available May 14, 2002 shows that the income distribution in Del Norte County overall has shifted somewhat from the 1990 countywide distribution (see Table 1 immediately below). In particular, the overall share of moderate-income households has increased, while the low-income category has declined. This plan uses the 2000 income information and thus does not use the initial income allocations sent to the County on January 8, 2002.

Table 1
Household Distribution by Income Groups
Per Census' 1990 and 2000*

	<u>1990</u>	<u>2000</u>
Very Low	27%	27%
Low	18%	15%
Moderate	13%	15%
Above Moderate	42%	43%
	<u>100%</u>	<u>100%</u>

*Based on County Median Household Incomes of \$22,917 in 1990 and \$29,642 in 2000

The income allocations by jurisdiction compare their 2000 distributions to the county's overall median household income distribution.

Table 2
Census 2000, Share of Total Households by Income Group**

	Very Low	Low	Moderate	Above Average	Total
Crescent City	43%	15%	13%	29%	100%
Unincorporated	<u>24%</u>	<u>15%</u>	<u>15%</u>	<u>46%</u>	<u>100%</u>
County	27%	15%	15%	43%	100%

**Income groups defined by California Health and Safety Codes Sections 50079.5, 50105
Source: 2000 Census 5/14/02 release, Household Incomes and County Median Household Income

Table 3
Regional Housing Need Allocation by Jurisdiction

	Additional Housing Units
Crescent City	233
Unincorporated County	<u>1,403</u>
Total	1,636

Table 4
RHNA for 2001 to July 2008 by Income Category*

	Very Low	Low	Moderate	Above Moderate	Total
Crescent City	22	29	38	144	233
Unincorporated	<u>420</u>	<u>265</u>	<u>175</u>	<u>543</u>	<u>1,403</u>
Total	442	294	213	687	1,636

*Source: Del Norte County letter of 4/8/02, including impactation adjustment.

Table 5
Census 2000 Household Income Distribution plus RHNA to 7/08

	Very Low	Low	Moderate	Above Moderate	Total**
Crescent City	682	266	236	590	1774
Unincorporated	<u>2,251</u>	<u>1,413</u>	<u>1,336</u>	<u>4,046</u>	<u>9,047</u>
Total	2,933	1,679	1,572	4,637	10,821
 Crescent City	 38%	 15%	 13%	 33%	 100%
Unincorporated	25%	16%	15%	45%	100%
 County	 27%	 15%	 15%	 43%	 100%

**Excludes 2000-2001 units, assumed at same distribution.

The Adoption of the Regional Housing Need Plan

September 4, 2002 begins the 90-day statutorily defined comment period during which requests for revisions may be submitted in writing to our department. The 90-day period expires September 4, 2002.

Any proposed revisions must conform to the requirements of Government Code Section 65584, including use of available data and acceptable planning methodology. Per the statute, criteria to be considered for allocations include: market demand for housing; employment opportunities; availability of suitable sites and public facilities, commuting patterns, type and tenure of housing and overpayment and overcrowding; loss of units in assisted housing developments, and comparative income distribution among jurisdictions.

Our department will make a determination regarding a proposed revision of the final plan within 60 days, and if requested by a jurisdiction, will provide for a public hearing on our department's determination.

RHNA Redistribution Upon Incorporation or Annexation

See Appendix A.

Existing Housing Needs

Overpayment concerns

In general, owners are about 64% of the households as of Census 2000, but as of the 1990 Census about 50% of the renters had problems with their housing including overpayment, substandard conditions, and overcrowding. Overpayment is defined as paying more than 30% of a household's income for housing costs.

According to the most recent source of income data by household by housing tenure, the 1990 CHAS table attached as Appendix B, very low-income families paid a severe amount of their limited income for housing with about 70% of renters and 60% of owners paying more than 50% for housing. This population share and degree of overpayment is unusually high.

Further, of low income families, about 80% of renters and of owners pay more than 30% for housing. In the 1990 analysis, overpayment was rarely an issue for moderate-income households.

These 1990 cost burdens indicate the need for a careful look in current times where rental vacancies are reported in the 2000 census at 10.6%, a rate that should discourage high relative rent costs. If the 1990 cost burdens continue, then such cost burdens should be of concern to policy makers in housing, social services and economic development.

Housing for Farm workers

Per the 1997 Census of Agriculture attached as Appendix C, the slight majority of the estimated 652 farm workers in Del Norte County worked fewer than 150 days in a year. 307 farm workers were known to work more than 150 days. These indicators suggest that workers on farms need housing that is not exclusively located near work on farms but can accommodate work at other locations.

The permanent housing needs of farmworkers have changed over time to be similar to any household's housing needs in terms of location. Farmworker households generally have lower-incomes and therefore need lower-priced housing. Thus, permanent housing needs of farmworkers will be implicitly addressed in the adjustments for housing units by income categories.

Units at Risk of Conversion to Market Rate

Privately-owned multifamily rental developments partly financed either by the United States' Department of Agriculture (USDA) or by the Housing and Urban Development Department (HUD) might have units at risk for conversion to market rate rents. Lists from these departments report developments that are among those to be evaluated by individual jurisdictions in their housing element analysis of units at risk for conversion to market rate. Note that these lists consider only units that are assisted, not client-based assistance. See Appendix D for USDA-assisted developments. Appendix E would contain HUD-assisted developments except that no development-based HUD assistance is reported.

Appendix A

If you think that an annexation or an incorporation of a city during the planning period is possible, then you should consult with the County LAFCO on this proposed process and propose any revisions to Appendix A that would be consistent with LAFCO requirements and policies.

Final Procedure for Redistribution of the Regional Housing Need Allocation Upon Annexation or the Incorporation of a New City

In the event of annexation or the incorporation of new jurisdictions during the planning period of this RHNA that would impact the County's ability to accommodate its RHNA, reallocation of housing needs may be warranted. The following steps establish the conditions and process for any such reallocation:

1. Filing of Application for Incorporation

Upon notification by Del Norte County's LAFCO of an annexation proposal affecting 5 acres* of residentially designated land or of an incorporation proposal, the County will notify the Department of Housing and Community Development (HCD) of the proposal and resulting reasons for a reallocation of housing needs between the County and the affected city.

2. Discussion between Affected City and Donor County

During the process of annexation or incorporation, the County and applicant city will negotiate in good faith regarding any RHNA allocations which are proposed to be redistributed.

No net reduction is allowed in the RHNA as a result of the reallocation between the County and the applicant jurisdiction. Thus, the total number of housing units by income category accepted by the applicant jurisdiction, plus the number of units by income category remaining to the donor county, shall not be fewer than the original number of units by income category otherwise allocated to the County by the RHNA. Other than satisfying this requirement, the County and applicant city, in consultation with the county LAFCO, may negotiate any reallocation of housing need that is mutually acceptable.

If the County and applicant city cannot reach a mutually acceptable reallocation of housing needs, these entities shall refer the matter to HCD.

* Jurisdictions should identify the acreage threshold, if any.

3. Conditions for Annexation or Incorporation

The County and the annexing or incorporating city will jointly draft conditions covering the transfer of RHNA allocations from the County to the applicant city. The County and the city will request that the RHNA conditions be included in the LAFCO resolution approving the annexation or incorporation.

4. Review by State HCD

Prior to the implementing action, the transfer of the RHNA for an annexation or incorporation is subject to the approval of HCD for the reallocation's consistency with the approved RHNA Plan.

5. LAFCO Adoption of Conditions

LAFCO adopts the proposed RHNA conditions in its resolution approving the annexation or incorporation. RHNA allocations will be transferred from the County to the city as specified in the LAFCO resolution.

6. Update of Housing Elements

Donor County Housing Element

The County's Housing Element should describe assumptions, conditions, implications and likelihood of any change in RHNA resulting from a **potential** annexation or incorporation. Following the effective date of an approved annexation or incorporation, the County may need to amend its Housing Element to reflect the change in its RHNA allocation.

Annexing City's Housing Element

The City's housing element should describe assumptions, conditions, implications and likelihood of any change in RHNA resulting from a potential annexation, and shall amend its housing element if necessary. If the City has anticipated the annexation in its housing element, the City may avoid the need to amend its housing element to reflect the change in its RHNA allocation after the effective date of an annexation.

New City's Housing Element

The new city will include the new RHNA in the housing element adopted for the new community.

Appendix B
DEL NORTE COUNTY
CHAS Table 1C - All Households

Name of Jurisdiction: Del Norte County, CA			Source of Data CHAS Data Book			Data Current as of: 1990			
			Renters			Owners			
Household Type, Income, & Housing Problem	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly	All Other Owners	Total Owners	Total Households
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
1. Very Low Income (0 to 50% MFI)	217	511	139	267	1,134	563	495	1,058	2,192
2. 0 to 30% MFI	39	228	48	111	426	107	167	274	700
3. % with any housing problems	100%	88%	100%	68%	85%	73%	80%	77%	82%
4. % Cost Burden > 30%	100%	88%	81%	60%	81%	73%	76%	75%	79%
5. % Cost Burden > 50%	46%	82%	81%	42%	68%	34%	56%	47%	60%
6. 31 to 50% MFI	178	283	91	156	708	456	328	784	1,492
7. % with any housing problems	61%	68%	82%	68%	68%	29%	53%	39%	53%
8. % Cost Burden > 30%	61%	59%	68%	63%	62%	29%	46%	36%	48%
9. % Cost Burden > 50%	15%	31%	16%	28%	24%	8%	21%	13%	19%
10. Other Low-Income (51 to 80% MFI)	68	215	82	76	441	527	496	1,023	1,464
11. % with any housing problems	53%	40%	67%	36%	46%	13%	26%	20%	28%
12. % Cost Burden > 30%	53%	36%	23%	26%	34%	13%	21%	17%	22%
13. % Cost Burden > 50%	9%	5%	2%	0%	4%	1%	3%	2%	3%
14. Moderate Income (81 to 95% MFI)	21	105	54	53	233	184	345	529	762
15. % with any housing problems	0%	44%	65%	21%	39%	8%	24%	18%	25%
16. % Cost Burden > 30%	0%	44%	17%	21%	28%	8%	13%	12%	17%
17. % Cost Burden > 50%	0%	0%	0%	0%	0%	0%	2%	1%	1%
18. Total Households**	380	1,262	386	709	2,737	1,831	3,463	5,294	8,031
19. % with any housing problems	49%	45%	66%	36%	47%	17%	27%	19%	28%

** Includes all income groups -- including those above 95% MFI

Source: <http://www.comcon.org/resources/chas/reports.asp>, downloaded 5/3/02.

Appendix C

USDA 1997 Census of Farm workers For Del Norte County

Source: http://migration.ucdavis.edu/rmn/rural_data/housing/coa/X_coa.xls

Hired farm labor		
farms		32
workers		652
Farms with 10 workers or more		
farms		7
workers		588
Workers by days worked:		
150 days or more		
farms		15
workers		307
farms with 10 or more workers		
farms		5
workers		286
Fewer than 150 days		
farms		28
workers		345
farms with 10 or more workers		
farms		6
workers		300

Appendix D

Eligible To Prepay	USDA Office	Project Name	Start	Program Type	Project Address	City	# Of Units	# Units Assisted	Source Of Funds	Management Co.	Owner Legal Type	Borrower
Del Norte Total							180	176			0	
2028	Eureka	Crescent City Senior Apts	04/01/91	El	1125 Oregon St.	Crescent City	38	37	TCAC	CBM	lp	Crescent City
2001	Eureka	Seabreeze Apts	11/30/79	Fa	1045 E. Condor	Crescent City	56	55	rrh	VIP Mgmt	inc	Cronk, Howard
2001	Eureka	Seagull Villa	09/10/82	El	655 Pacific Ave.	Crescent City	50	49	rrh	VIP Mgmt	lp	Seaboard Ltd.
2010	Eureka	Totem Villa Apts	03/11/77	Fa	1085 Highway 101 N	Crescent City	36	35	rrh	VIP Mgmt	ind	Cronk, Howard

"Eligible" is approx. date project may be eligible to prepay

"Program type": El=Elderly, Fa=Family

"Source of Funds": TCAC=Tax Credit Allocation Committee, rrh=Rural Rental Housing, HUD=Housing and Urban Development's Section 8 Rental Assistance

"Owner Legal Type": gp=General Partner; ind=Individual; lp=Limited Partnership

Appendix E

HUD-Assisted Multi-Family Units for At-Risk Assessment

Note:

No such development-based assistance reported by HUD

For jurisdictions in Del Norte County

Appendix F

“Attachment III.a.” from HCD’s 01/08/2002 Determination Letter

**Calculations* for Determination of “Low” Regional Housing Need
For Del Norte County
For January 2001 to July 2008**

Calculate Housing Units Needed for End of Planning Period:

1)

July 2008 Owner Households = July 2008 households * Ownership Rate in 2000

10,946 households for July 2008 using the “Low” series for county
63.82% is the 2000 ownership share

6,985 Owner Households = 10,946 households * 63.82%

July 2008 Owner Units Needed = July 2008 Owner Households / (100% - owner vacancy rate)

The vacancy allowance is calculated using the lesser of 2% or the average 1990/2000 vacancy rate of 3.10%

7,128 owner units = 6,985 Owner Households / (100%-2.00%)

2)

July 2008 Renter households = July 2008 households * Rentership Rate in 2000

10,946 households for July 2008 using the “Low” series for county
36.18% is the 2000-rentership share for county

3,961 Renter Households = 10,946 households * 36.18%

July 2008 Renter Units Needed = July 2008 Renter Households / (100% - vacancy rate for renters)

The vacancy allowance is calculated using the lesser of 6% or an average 1990/2000-vacancy rate of 9.70%

4,213 renter units = 3,961 renter households / (100%-6.00%)

3)

Needed Permanent Housing Stock in July 2008 = (Owner Units Needed + Renter Units Needed)

11,341 permanent housing units = 7,128 Owner Units + 4,213 Renter Units

* Calculations use data particular to this county. See Key Variables section of Attachment IV, Methodology.

Calculate Additional Units Needed for Permanent Housing:

4)

Permanent Housing Stock in 2000 = (Owner Occupied Units 2000 + Renter Occupied Units 2000 + Vacant Owner Units 2000 + Vacant Rental Units 2000)

Owner Occupied Units 2000	=	5,852
Rental Occupied Units 2000	=	3,318
Owner Vacant Units 2000	=	180
Rental Vacant Units 2000	=	<u>395</u>
Permanent Stock	=	9,745

5)

Permanent Units as share of Housing Stock = Permanent Units / Total Housing units 2000

10,434 = Total Housing units 2000

Permanent Housing Share 93.40% = 9,745 Permanent Stock / 10,434 Total 2000 Housing Units

6)

Permanent Housing Stock in January 2001 = Total Units on January 2001 * Permanent Housing Stock Share from 2000

9,788 Permanent Housing units in 2001 = 10,480 Total DOF Units January 01 * 93.40%

7)

Additional Units Needed of Permanent Housing = Permanent Housing Stock in July 2008 (from step #3) - Permanent Housing Stock in January 2001 (from step #6)

1,553 Net New Units Needed = 11,341 permanent units in 7/2008 – 9,788 those in 2001

Calculate Units Needed to Replace Normal Loss of Units 2001 to 7/2008:

8)

Annual Average of units existing 2001 to 7/2008 = (Units in 2001 + Units in 7/2008)/2
10,565 average units annually = (9,788 units in 2001 + 11,341 units in 7/2008) / 2

Loss of Units per year = (Average existing units 2001 to 7/2008) * (Removal Factor 0.002)

Total years for January 2001 to July 2008 = 7.5 years

21 removals per year = 10,565 average units * .002

9)

Normal Loss of Units 2001 to 7/2008 = Loss per year * 7.5 years, Capped at 25% of Need

158 Replacement Units needed over planning period = 21 removals per year * 7.5

158 Replacement Units Capped at 25% of Need = lesser of 158 or (.25 * 1,553 from step #7)

Calculate Units, if any historically, that would be provided on American Indian Tribal Lands:

10)

434 Units on Tribal lands in 2000 = 4.45% % share of the 2000 permanent stock 9,745 (from step #4)]

76 Tribal Units as share of Need for 2001-7/2008 = 4.45%% * (1,553 Net Units needed from step #7 + 158 Market Removals step #9)

Determine Regional Housing Need 2001 to 7/2008

11)

Regional Housing Need 2001-7/2008 = Net Units Needed for Permanent Housing Stock (step #7) + Replacement for Market Removals 2001 to 7/2008 (step #9) – Units for Tribal Lands (from step #10)

1,636 Regional Need = 1,553 Units Needed + 158 Replacements - 76 Tribal Unit Share

Appendix G

“Attachment III.b.” from HCD’s 01/08/2002 Determination Letter

Calculations* for Determination of “Middle” Regional Housing Need For Del Norte County For January 2001 to July 2008

Calculate Housing Units Needed for End of Planning Period:

1)

July 2008 Owner Households = July 2008 households * Ownership Rate in 2000

11,289 households for July 2008 using the “Middle” series for county

63.82% is the 2000 ownership share

7,204 Owner Households = 11,289 households * 63.82%

July 2008 Owner Units Needed = July 2008 Owner Households / (100% - owner vacancy rate)

The vacancy allowance is calculated using the lesser of 2% or the average 1990/2000-vacancy rate of 3.10%

7,351 owner units = 7,204 Owner Households / (100%-2.00%)

2)

July 2008 Renter households = July 2008 households * Rentership Rate in 2000

11,289 households for July 2008 using the “Middle” series for county

36.18% is the 2000-rentership share for county

4,085 Renter Households = 11,289 households * 36.18%

July 2008 Renter Units Needed = July 2008 Renter Households / (100% - vacancy rate for renters)

The vacancy allowance is calculated using the lesser of 6% or the average 1990/2000 vacancy rate of 9.70%

4,345 renter units = 4,085 renter households / (100%-6.00%)

3)

Needed Permanent Housing Stock in July 2008 = (Owner Units Needed + Renter Units Needed)

11,697 permanent housing units = 7,351 Owner Units + 4,345 Renter Units

* Calculations use data particular to this county. See Key Variables section of Attachment IV, Methodology.
Middle for Del Norte County

Calculate Additional Units Needed for Permanent Housing:

4)

Permanent Housing Stock in 2000 = (Owner Occupied Units 2000 + Renter Occupied Units 2000 + Vacant Owner Units 2000 + Vacant Rental Units 2000)

Owner Occupied Units 2000	=	5,852
Rental Occupied Units 2000	=	3,318
Owner Vacant Units 2000	=	180
Rental Vacant Units 2000	=	395
Permanent Stock	=	9,745

5)

Permanent Units as share of Housing Stock = Permanent Units / Total Housing units 2000

10,434 = Total Housing units 2000

Permanent Housing Share 93.40% = 9,745 Permanent Stock / 10,434 Total 2000 Housing Units

6)

Permanent Housing Stock in January 2001 = Total Units on January 2001 * Permanent Housing Stock Share from 2000

9,788 Permanent Housing units in 2001 = 10,480 Total DOF Units January 01 * 93.40%

7)

Additional Units Needed of Permanent Housing = Permanent Housing Stock in July 2008 (from step #3) - Permanent Housing Stock in January 2001 (from step #6)

1,909 Net New Units Needed = 11,697 permanent units in 7/2008 – 9,788 those in 2001

Calculate Units Needed to Replace Normal Loss of Units 2001 to 7/2008:

8)

Annual Average of units existing 2001 to 7/2008 = (Units in 2001 + Units in 7/2008)/2
10,742 average units annually = (9,788 units in 2001 + 11,697 units in 7/2008) / 2

Loss of Units per year = (Average existing units 2001 to 7/2008) * (Removal Factor 0.002)

Total years for January 2001 to July 2008 = 7.5 years

21 removals per year = 10,742 average units * .002

9)

Normal Loss of Units 2001 to 7/2008 = Loss per year * 7.5 years, Capped at 25% of Need

161 Replacement Units needed over planning period = 21 removals per year * 7.5
161 Replacement Units Capped at 25% of Need = lesser of 161 or (.25 * 1,909 from step #7)

Calculate Units, if any historically, that would be provided on American Indian Tribal Lands:

10)

434 Units on Tribal lands in 2000 = 4.45% % share of the 2000 permanent stock 9,745 (from step #4)]

92 Tribal Units as share of Need for 2001-7/2008 = 4.45%% * (1,909 Net Units needed from step #7 + 161 Market Removals from #9)

Determine Regional Housing Need 2001 to 7/2008

11)

Regional Housing Need 2001-7/2008 = Net Units Needed for Permanent Housing Stock (step #7) + Replacement for Market Removals 2001 to 7/2008 (step #9) – Units for Tribal Lands (from step #10)

1,978 Regional Need = 1,909 Units Needed + 161 Replacements - 92 Tribal Unit Share

Appendix H

FAX Transmittal

Del Norte County

Community Development Department

981 H Street, Suite 110

CRESCENT CITY, CA 95531

Building Inspection: (707) 464-7253

Planning (707) 464-7254

Engineering & Surveying (707) 464-7229

RECEIVED

APR - 8 2002

DIV. OF HOUSING
POLICY DEVELOPMENT HCD

Date: 4/8/02

Attention: KAREN WESTMONT

Fax: 916-327-2643

From: HEIDI KUNSTAL

Fax: (707) 465-0340

Number of pages (including this cover): 8

Message:

I am sending a paper copy in today's mail.

Reply requested: ☐ Yes ☒ No



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APR - 8 2002

COUNTY OF DEL NORTE

COMMUNITY DEVELOPMENT DEPARTMENT POLICY DEVELOPMENT HCD
981 H STREET, SUITE 110
CRESCENT CITY, CALIFORNIA 95531

FAX (707) 465-0340

PLANNING
(707) 464-7254

ENGINEERING & SURVEYING
(707) 464-7229

BUILDING INSPECTION
(707) 464-7253

Karen Westmont
Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

Dear Karen,

I have been working closely with Diane Mutchie and others on the preparation of the methodology provided below. At the conclusion of the methodology we provide a Regional Housing Needs Allocation for the City of Crescent City and the County of Del Norte in consideration of the numbers provided to us by your office and through the use of the included methodology. As noted in earlier conversations and letters, we choose to use the "Low" housing units number assigned by the State for our RHNA. We hope that the information below assists you in the preparation of the final RHNA for Del Norte County.

Workplan Outline – Information provided by Del Norte County and City of Crescent City based on Attachment II from HCD

1.A The following people were consulted for the preparation of the RHNA methodology provided below.

1. Diane Mutchie, City Planner, Crescent City
2. Heidi Kunstal, Planner, Del Norte County
3. Susie Mendez, Director, Crescent City Housing Authority
4. David Finigan, Real Estate Agent/ member Board of Supervisors, Del Norte County
5. Rene Quintana, Housing Analyst with Rural Human Services (farmworker housing contact)

B.1.a Market Demand for Housing

A survey of local newspaper listings indicates that rental and asking price costs are commensurate with HUD income level figures for Del Norte County.

According to information provided by David Finigan, a local real estate agent, the following housing types are needed:

- decent multi-family housing

- single family residences that are less than \$135,000 (3 bdr/2 bath)(moderate income)

Mr. Finigan also indicated that since new moderate income housing is not currently available in significant amounts moderate income households are purchasing existing units in need of rehabilitation and are fixing them up. This is likely to continue until the new wastewater treatment plant is constructed and significant numbers of sewer hook-ups are available.

Based on information provided by Susie Mendez, local Housing Authority Director, the following housing types are needed:

- group home housing for individuals who can not live within the parameters of the existing assisted housing program
- elderly assisted living for low income individuals

Both parties identified a need to find a funding mechanism for low interest mortgages for individuals who wish to transition from assisted and/or rental housing to homeownership.

B.1.b and B.2.c Employment Opportunities

Below is a table showing trends in employment in Del Norte County between 1990 and 2001 provided by the State Department of Labor, Information Division.

Industry	# 1990	#2001	% change
Agriculture, Farm and Fishing	460	400	-13%
Construction and Mining	280	180	-36%
Food and Kindred Products	240	150	-37%
Lumber and Wood Products	460	110	-76%
Other Manufacturing	70	70	0%
Transportation, Public Utilities	250	240	-4%
Wholesale Trade	100	90	-10%
Retail Trade	1490	1370	-8%
Finance, Insurance, Real Estate	110	120	9%
Services	1050	1600	52%
Federal Government	170	160	-6%
State Government	1260	1570	25%
Local Government	1050	1730	65%
Total	6990	7790	11%

In sum, the largest changes in employment occurred in the Manufacturing, Government, Services and Construction/Mining Industries. Significant employment increases occurred in the Services (52%), Local Government (65%), and State Government (25%) industries. Significant employment decrease occurred in the Lumber and Wood (-76%), Food and Kindred Products (-37%) and Construction and Mining (-36%) industries. The table indicates a decrease of 13% in the Agriculture Industry which may be the result of the time of year in which the employment count occurred and also immigration policies.

B.1.c and B.2.d – Availability of Suitable Sites and Public Facilities/ Relative Shares of developable lands

Public Water in the Crescent City Area.

The City's municipal water system service area includes Crescent City (including Pelican Bay State Prison) and certain portions of the unincorporated areas surrounding Crescent City. Potable water for the area comes from the Ranney Well system located on the Smith River, approximately 8.5 miles north of Crescent City. The California Water Rights Permit for the well appropriates approximately 6.3 million gallons per day. With the construction of the 4 million gallon water tank on Washington Blvd., the City has completed major improvements upgrading the municipal water supply and distribution system. These improvements have increased the City's water system capacity to 6.3 mgd providing adequate supply for the urban area during the 2003-2008 Housing Element planning period.

Other Sources of Public Water in the Unincorporated County

Within the unincorporated area around the City there are approximately three water districts that contract with the City of Crescent City for its water service. They are the Bertsch Ocean View Community Service District which serves a small outlying area just east of Crescent City, the Meadowbrook Acres Water system which is south and east of Highways 101 and 199 north of Crescent City, and the Church Tree Community Services District which provides water to a small, hillside area east of Elk Valley Road. The City also provides water service to the corridor adjacent to the Crescent City Water system main line within the unincorporated area.

The Smith River Community Services District provides water service for the immediate area of the community of Smith River as well as to northern neighborhoods along Highway 101, Ocean View Drive, and Indian Road. Some water service is also available in the southern foothill area near Wilson Lane. The rest of the Smith River area relies on individual wells. The Smith River CSD draws its water from two wells adjacent to Rowdy Creek upstream from Fred Haight Drive.

In most areas not served by Smith River CSD, groundwater is generally available and of sufficient quality. The District has discussed both expansion of its services south into these areas and seeking a new water source from the river itself.

In the Smith River Canyons there are three community services districts. The Big Rock Community Services District provides water to the community of Hiouchi using water drawn from a well adjacent to the Smith River with a 100,000-gallon storage tank. The system has a maximum capacity of approximately 130 connections. The Hussey Ranch Community Services District services the Del Norte Golf Course, which is northwest of Hiouchi along North Bank Road, and an adjacent residential area. The district has recently moved its water source from a well adjacent to Peacock Creek to a well source downstream adjacent to the Smith River. It is also in the process of considering annexation of adjacent residential areas and smaller existing water systems as a result. The Gasquet CSD is the primary water services for the community of Gasquet. It is served from a well at the forks just below the Middle Fork Bridge on the Gasquet Flat Road. The system has the capacity to serve up to 160 connections.

The Klamath has several small services districts and systems that supply water to scattered development. They are: the Klamath Community Services District, the McBeth Acres Water System, Redwood Park Community Services District and the Hunter Valley Community Services District.

Crescent City Area – Community Wastewater System

The Crescent City Wastewater Treatment Plant (WWTP) serves the City and part of the unincorporated area within the Urban Services Boundary which are within the Northcrest and Bertsch-Oceanview County Service Areas. The WWTP currently serves an estimated population of 12,400 and is designated by State and Federal agencies as the Regional Waste Water Facility. The facility's original (1979) design capacity was 1.55 mgd for average dry weather flow and 3.1 mgd for wet weather flows. The current design capacity is 1.7 mgd for average dry weather flow and 2.7 mgd for average wet weather flow. The City's treatment plant is reaching its biological and hydraulic capacity. In response the California Regional Water Quality Control Board (RWQCB) issued a "Cease and Desist Order" calling for the development of a feasibility study with alternatives and timetable for construction of new facilities. In 1997, a limitation of 220 SFE (single family equivalents) additional hook-up flow was set by the RWQCB in the interim. The County of Del Norte and City of Crescent City Community Wastewater Conveyance and Treatment Feasibility study was completed in October 2000 with recommendations to bring the wastewater treatment plant into compliance. The recommendations are based on a projected 20-year planning horizon within the urban service area based upon the adopted City and draft County General Plan 2000-2020 update documents. The study calls for construction of facilities with a design capacity of 2.7 mgd for average dry weather flow and 4.2 mgd for average wet weather flow. In March 2001 the City adopted a schedule for construction of a new WWTP facility by 2007 which has been accepted by the RWQCB. As of April 2002 the City will have selected an engineering firm to begin project design for funding and construction purposes. As of the summer of 2001 approximately 160 SFE hook-ups remained available for development. The City is also exploring programs for wastewater use reduction with the goal of obtaining approval from the RWQCB for additional SFE use.

Other Community Wastewater Systems in the Unincorporated County

Within the unincorporated County there are several small treatment plants. In the Smith River area there is a small treatment plant serving the Ship Ashore and Salmon Harbor Resorts and in the Klamath area the Klamath Community Services District operates a small treatment plant that serves the New Klamath Townsite. The Redwood Park Community Services District runs a small gravity collection system. Wastewater disposals throughout the remaining portions of the County are handled by on-site systems.

Proportions of Developable Lands

County of Del Norte

New residential development potential in the Unincorporated Del Norte County based on the Draft General Plan (2000 – 2020) will be approximately 7,101 new units. Most of

this growth (68%) will be in the Crescent City Unincorporated Area. Specific number of new units by income distribution will be available at a later date.

City of Crescent City

The General Plan Update (2000-2020) adopted by the City in May 2001 provides for 294 new units in Residentially designated areas and up to 800 new unit potential in mixed use/commercial areas.

B.1.d, B.2.e - Community patterns/ Commute distances to major employment centers

Based on a review of the City of Crescent City General Plan Draft EIR and the Del Norte County General Plan Draft EIR, there are no commuting issues within the County. All residential developments are within ½ hour of the Crescent City urban area, the major employment center for the County. The level of service of the existing roadways is at or better than the standards set in the County's General Plan.

B.1.e, B.2.g - Type and tenure of housing needs (measures of existing needs re: overpayment and overcrowding

In the City of Crescent City, approximately 32.8% of the population own their residence while 67.2% rent their residence. In Del Norte County approximately 70% of the population own their residence while 30% rent their residence. These numbers are derived from the Census 2000. Information on overpayment and overcrowding are not available. It is noted that 82% of persons/families currently waiting for Section 8 housing require 1-2 bedroom units.

B.1.f, B.2.h - Loss of units contained in assisted housing developments and housing needs of farmworkers/"CHAS" data on overpayment and overpayment used in Consolidated Plans

Upon review of the adopted Del Norte County/City of Crescent City Housing Element, the City has no assisted rental housing at risk during the planning period of the upcoming Housing Element update. Since 1992, the City has added the Surf Apartments which accounts for an additional 58 units. In the unincorporated County, the Seawood Village Apartments will have its contract for assisted rental housing expire by the end of the planning period for the upcoming Housing Element update. Approximately 56 of the 270 qualify for HUD Section 8 program. Since 1992, the unincorporated County has added Redwood Cove Community Center with 40 units that qualify for Section 8 program.

Employment figures for agriculture employees indicate the industry has held a constant employment basis since 1992. It is acknowledged that the existing housing used by farmworkers is substandard and in need of replacement. Specific replacement numbers are unavailable at this time. The Housing Authority notes that many farmworker households which may still be in need of assistance appear to include ineligible undocumented workers.

B.1.g - Comparative income distributions among jurisdictions

The 2000 Census information is not available. It is noted that of the 612 Housing Authority vouchers 300 are for units in the City, indicating a higher proportion of low income units in the City.

B.2.a - Relative shares of recent population growth among jurisdictions

There are two jurisdictions with Del Norte County. They are the City of Crescent City and the County of Del Norte. According the Census 2000, the following figures represent each jurisdictions population

City of Crescent City	7,455 official population -3,449 for Pelican Bay St. Prison =4,006 actual population
County of Del Norte	20,052

Total County Population including prison population: 27,507

California Department of Finance figures show the City of Crescent City population declining slightly since 1992 while the County has shown a 2% annual increase in growth in the last decade.

B.2.b - Relative shares of recent housing growth among jurisdictions

Housing Growth in unincorporated Del Norte County Since 1992:

Mobilehome Placements	298
Manufactured/Mobilehome Placements (not in parks)	283
Multifamily Housing	101
Single Family Residences	548
TOTAL HOUSING UNITS	1,230

Housing Growth in City of Crescent City since 1992:

Single family residences	24
Multifamily residences	139
TOTAL	163 units

B.2.f - Community plan boundaries

The City and County coordinate urban area services and growth. There are no community plan boundary issues.

IN CONCLUSION

Recommended allocation of Regional Housing Need Determination January 2001 – July 2008 for Del Norte County and the City of Crescent City. As mentioned above, the County and City propose to use the Low Housing Units proposed by the State on Attachment I of the letter dated January 8, 2002.

<u>Income</u>	<u>Crescent City*</u> <u>Units</u>	<u>Unincorp. County*</u> <u>Units</u>	<u>Countywide</u> <u>Units</u>
Very Low	22	420	442
Low	29	265	294
Moderate	38	175	213
Above Moderate	144	543	687
Total	233	1403	1636

*Due to constraints of the existing wastewater treatment plant that it may not be possible to meet these goals during the planning period. Completion of the new wastewater treatment plant is currently scheduled for 2007.

Thank you for your consideration of the information provided above. Diane and I look forward to hearing back from you regarding this information. Diane may be reached at (707) 464-9506 and I may be reached at (707) 464-7254.

Sincerely,



Heidi Kunstal
County of Del Norte, Long Range Planner

CC: Ernest Perry, County of Del Norte, Director of Community Development
Diane Mutchie, City of Crescent City, Planning Director

APPENDIX B
AGENCY CORRESPONDENCE



Smith River Rancheria

250 North Indian Road

Smith River, CA 95567-9525

Tel.: (707) 487-9255 Fax: (707) 487-0930

February 5, 2003

Del Norte County
Community Development Department
Att: Heidi Kunsta1
981 H Street, Suite 110
Crescent City, CA 95531

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PLANNING
COUNTY OF DEL NORTE

Dear Heidi:

The following information is derived from our One and Five Year Indian Housing Plan. If there is more information needed, please feel free to contact Marie Garcia at (707) 487-9255.

The Smith River Rancheria has approximately 896 members. The Rancheria is approximately 160 acres located in Smith River, California. Our service area consists of two States. California with Del Norte and Humboldt Counties and Oregon with Curry, Coos, and Josephine Counties.

The exact number of Tribal members residing in these areas are currently being surveyed. We have a certified One and Five year Indian Housing Plan that has been accepted by US Department of Housing & Urban Development. It shows an existing number of 121 rental units, there are at least 42 Indian families whose needs have been unmet, of these 40 are low-income Indian Families needs have not been met. The number of units owned are 208. 60 of these are low-income and have unmet needs. 98 of these homes are in need of rehabilitation. Most of these homes are within the Rancheria.

Smith River Rancheria currently has six senior/handicap apartments, a medical/dental clinic with a pharmacy now in construction. Howonquet Head Start has approximately 35 participating with active parent anticipation. We have just completed the final construction of a Child Care Center, this will create some jobs as the goal is to eventually have it a 24/7 operation. There are plans to build an Interpretive Center and a Senior Meal Site.

Construction of a Multipurpose Community Center with regulation size gym, classrooms, library, and other spaces for other activities will soon be under construction.

A plan for an Elder housing complex is in the planning stages, not an assisted living, but a place for Elders to maintain their independence. Other things on the table are a possible assisted living facility as well.

Our Goals and Objectives are purchasing more land to build homes to fulfill the needs of the low to moderate-income families and the Senior/handicap tribal members. We are developing mechanisms for financing different types of housing to meet these needs. This plan encompasses Both Del Norte County in California and Curry County in Oregon.

Our plan consists of the following: construction of at least 13 rental homes, construction of at least 9 senior/handicap rentals. Construction of a number of Lease to Own homes, rehabilitation of tribal owned homes and assisting with the sale and purchase of other homes, which may come available. A number of programs are being developed to assist future home

owners, and renters. Home Owner Counseling, Credit Counseling, Health & Safety, and Property Maintenance programs and training is currently being developed.

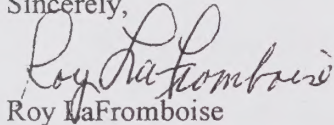
Chetco Federal Credit Union is now a HUD certified lending agency for the HUD Section 184 Loan Guarantee program and Smith River Rancheria is a Certified Tribe.

The Rancheria Tribal Council is actively working with the Two by Two Del Norte County Board of Supervisors Committee, developing more goals for the benefit of not only the Tribal members but for the community as a whole.

All the above mentioned is tied in with our housing goals and objectives. The Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA) and Indian Community Development Block Grants through US Housing and Urban Development (HUD) have made some of this possible. Majority of these projects are within the boundary of the Smith River Rancheria.

If more information is needed, please contact Roy LaFromboise Tribal Administrator or Marie Garcia Tribal Administrative Assistant at (707) 487-9255.

Sincerely,

A handwritten signature in dark ink, appearing to read "Roy LaFromboise", written over the printed name.

Roy LaFromboise
Tribal Administrator

RLF:meg

Elk Valley
RANCHERIA
Crescent City, CA



P. O. Box 65
440 Mathews Street
Crescent City, CA 95531

Phone: 707.464.4680
Fax: 707.464.4519
rancheria@linkcc.com

December 6, 2002

Heidi Kunstal, Long Range Planner
County of Del Norte
Community Development Department
981 "H" Street, Suite 110
Crescent City, CA 95531

RE: Housing Survey

Dear Ms. Kunstal,

In response to your letter of December 2, 2002, requesting that the Elk Valley Rancheria provide your office with housing construction and rehabilitation activity information, please be advised that that the Tribe would be most willing to complete your survey. It is my understanding that this will cover the years 2001 and 2002 and that you will submit the survey form upon the receipt of this confirmation of participation.

Until further notice, any similar requests for information should continue to be sent to me, thus the survey should be submitted to me for completion and submittal. If you require any other information related to tribal housing, please feel free to submit your requests to our office.

Sincerely,

Tim Goodman, Chief Executive Officer
ELK VALLEY RANCHERIA

TRG/trg

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COUNTY OF DEL NORTE

*Followed up with phone call on December 9, 2002.



DEL NORTE HOUSING DEVELOPMENT CORPORATION

286 M Street, Suite 286, Crescent City, CA 95531

Phone: (707) 464-7441

Fax: (707) 465-6464

October 3, 2002

Ms. Heidi Kunstal, Planner
County of Del Norte
Community Development Department
981 H Street, Suite 110
Crescent City, CA 95531

Re: Submission of farmworker information

Dear Ms. Kunstal,

Per our discussions, please find enclosed the information that Del Norte Housing Development Corporation has compiled with regard to farmworker statistics in Del Norte County and Smith River, California. The information and data enclosed represents several studies, interviews, and a considerable amount of research done by our organization, over the years, while working towards the development of a proposed agricultural worker affordable housing and healthcare project.

We wish to submit this information for your review and as applicable, request its inclusion in the Housing Element of the Del Norte County General Plan.

Thank you,

Carol J. Meza
Housing Program Specialist

Enclosures:

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COUNTY OF DEL NORTE

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Housing for Farm workers

PLANNING
COUNTY OF DEL NORTE

Farm worker households generally have lower-incomes in addition to being of larger size, and therefore need lower-priced housing that is also of sufficient size to accommodate household member composition. Thus there is a substantial need for permanent housing for farm workers in Del Norte County which will be implicitly addressed in the adjustments for housing units by income categories.

Per the 1992-1997 City of Crescent City & County of Del Norte Housing Element, Housing Goals and Programs, section 3.9, the Del Norte Coalition for Housing was to do a study to assess the needs of farmworkers in the Crescent City/Del Norte County area and develop a proposal to address these needs. While the Del Norte Coalition for Housing is now defunct, Rural Human Services, Inc obtained funding to undertake this task. A detailed housing needs survey of 109 agricultural worker families was conducted in the Fall of 1993. In May of 1994 a second survey of 32 farmworker families was conducted at a town hall meeting. An independent firm was hired to compile data obtained and to perform a housing needs assessment and market analysis for farmworker housing in Smith River. As part of this study another survey was conducted in March of 1995. Data gathered from this and the previous surveys was compiled and incorporated into the housing needs analysis and market study report, prepared by Phillis A. Lammers, and was published in May 1995.

Of 109 families surveyed in 1993, 108 stated that they had a need for better housing and cited over crowding, and housing conditions that are substandard or in violation of health and safety codes as reasons for needing better housing. It was reported that 71% of these households had children and among those, 36% reported having between 4 to 9 children in the household. Of these same households surveyed, 60.3% reported at least two workers per household with 24.4% of these having three or more workers per household.

Rural Human Services, Inc. held the first of several subsequent Town Hall meetings in May of 1994. A survey of 32 agricultural worker families was conducted. Of the 32 families surveyed, just over 56% reported a household size of 4 to 6 persons. Another 22% reported a household size of 7 or more persons. 72% of those in attendance lived in mobile homes or trailers. Of the attendees, 50% reported paying more than 30% of their monthly income for rental expense. Rural Human Services, Inc created and incorporated Del Norte Housing Development Corporation (DNHDC) in 1995 to address these housing needs.

In July of 2001, a phone survey was conducted with 11 of the agricultural worker employers to determine the number of workers they employed. It should be noted that, as stated in the State of California 2000 - 2005 Consolidated Plan; "Reliably estimating farm workers and those households associated with farm work within the State is extremely difficult. Traditional sources of population estimates, including the 1990 Census, have tended to significantly underestimate farm worker population. The July 2001 independent interview of farm worker employers, conducted by DNHDC, supports the State's contention with regard to farm worker population underestimates. Inquiries made of only 11 (less than half) of the farm worker employers in the county, yielded a count of 755 employees. Inquiries made of two timber industry/mill employers, also included in the State definition of agricultural employment, yielded an additional 450 employees, for a total of 1205 agricultural employees. While inquiries were only made of a portion of the agricultural employers, the data gathered indicates that the agricultural worker population in Del Norte County is significantly greater than previously estimated.

Per the study published in 1995, Del Norte County's Hispanic population is concentrated in Smith River. Per The Del Norte County Demographic Profile and concurring population estimates obtained from the Del Norte Community Health Center, there are an approximate 3500 to 4000 Hispanics living in the Del Norte County. All studies concur that the majority of Hispanic workers in the county are employed in some form of agricultural employment. While the great majority of Del Norte County's agricultural workers are Hispanic it is also important to note that there are also Native American, white and other ethnic groups represented among agricultural worker and agricultural worker households.

Needs and Goals

A total of 685 Low and Very-Low income new units have been allocated as needed in the unincorporated county area. Del Norte Housing Development Corporation's determination is that 250 of these units need be allocated for permanent Farmworker housing in the Smith River and unincorporated county areas, for persons employed in agricultural occupations and their families.

Over the five-year period of 2003 through 2008 it is Del Norte Housing Development Corporation's goal to construct 65 units of Low and Very-low income permanent Farmworker housing in the Smith River and unincorporated county area. This housing will include rental and self-help home ownership opportunities.

Community Assistance Network



Compassion in Action

February 4, 2003

Ms. Heidi Kunstal, County Planner
County of Del Norte
981 H St., Suite 110
Crescent City, CA 95531

Dear Ms. Kunstal,

For several years, Community Assistance Network has been active in issuing motel vouchers for the homeless of Del Norte County. Made possible through the Emergency Housing Assistance Program (EHAP), we receive funds on a quarterly basis, which are then distributed on a first-come-first-serve basis, following a client situational analysis screening process. Our ambition is to identify and assist the genuinely needy and to avoid facilitating chronic irresponsibility and benevolence abuse.

We recognize that voucher utilization is a quick, temporary, and insufficient fix to a problem often manifest from systemic family and/or personal dysfunction. Even so, in lieu of more permanent, community implemented solutions, vouchers help keep many individuals and families out of the rain.

Sincerely,

Douglas C. Morgan, M.A.
Executive Director

Voucher Program

Overview

Distribution of motel vouchers is dictated by available funding. When funds are available we receive regular and consistent requests for temporary housing assistance. When funds are not available, requests diminish. Accordingly, one may conclude that the local in-need community has significant awareness of assistance availability, avail themselves of it when available, and find other means of coping (including the contact of other agencies) when it is unavailable.

Statistics

- 1) Category of Persons Assisted
 - a) Single male – 18%
 - b) Single female – 10%
 - c) Female with children – 23%
 - d) Male with children – 5%
 - e) Couple (man and woman) – 28%
 - f) Family (man, woman, and children) – 15%
- 2) Total vouchers issued per year, per category
 - a) Single male – 14
 - b) Single female – 8
 - c) Female with children – 18
 - d) Male with children – 4
 - e) Couple (man and woman) – 22
 - f) Family (man, woman, and children) – 12
 - g) Total – 78
- 3) Total individuals assisted per year
 - a) Men – 56
 - b) Women – 60
 - c) Children – 80
 - d) Total – 196
- 4) Turnaways
 - a) Average # of requests:
 - i) 6 per day
 - ii) 30 per week
 - iii) 1560 per year
 - b) Total number or category of distinct individuals or families turned away is not known, as the identity or category of turned away individuals is neither sought nor documented.

Possible Solutions

Homeless shelters for specific categories:

- 1) Men

- 2) Women
- 3) Families
 - a) Couples (man and woman)
 - b) Women with children
 - c) Men with children
 - d) Man and woman with children

Regardless of how the shelters may be established or maintained, their success will hinge upon:

- 1) Establishing measures of discretion in qualifying applicants for assistance, effectively filtering out those who are merely out to take advantage of the system.
- 2) Distinguishing between the mentally ill and the mentally sound, and not housing the two together.
- 3) Establishing measurable paths toward life elevation, whereby residents are required to have, equipped to have, and held accountable in implementing a plan toward viable independence.

MEMORANDUM

DATE: August 8, 2002
TO: Diane Mutchie
FROM: Rosie Hoxeng 
RE: Emergency Housing Information

Attached is a copy of the "Hard to Reach Rural Homelessness & Health Care" information from the National Health Care for the Homeless Council. Also attached is a brief report on the number of clients we assisted through our emergency shelter program over the past calendar year.

NOTE: The Royal Inn figures represent our assistance with two nights motel stay while the Emergency Housing Rent represents the number of people we assisted with eviction prevention funds. With regard to the eviction prevention we assisted each with one month's rent, so 30 people x 30 nights would equal 900 total bed nights in eviction prevention.

If you have any questions regarding the enclosed please feel free to give me a call.

Rural Human Services, Inc.
286 M Street, Suite A
Crescent City, CA 95531
(707) 464-7441 FAX (707) 465-6464
www.ruralhumanservices.org

Emergency Housing Royal Inn
Calander Year

Emergency Housing Rent

People	30
--------	----

Nights	People	Total
2	7	14
2	2	4
2	1	2
2	1	2
2	1	2
2	1	2
2	1	2
2	6	12
3	1	3
2	2	4
2	3	6
1	2	2
2	4	8
2	1	2
2	1	2
2	2	4
2	1	2
1	2	2
2	1	2
2	4	8
2	3	6
2	1	2
2	1	2
5	1	5
2	1	2
3	1	3
2	1	2
2	3	6
2	3	6
2	1	2
2	2	4
2	1	2
2	2	4
2	1	2
71	66	133

Total

APPENDIX C
VACANT LAND INVENTORY
DEL NORTE COUNTY
CITY OF CRESCENT CITY

DEL NORTE COUNTY UNINCORPORATED AREA VACANT LANDS STUDY DEVELOPMENT POTENTIAL 2001-2008

I. APPROVED LARGE PROJECTS

This survey lists residential development projects 5 units or larger in size currently approved by the County which have not yet had residential units constructed on them. Approximately 203 units reflect recorded subdivisions while the remaining 159 are subdivision lots in the process of construction and/or recordation and 71 are mobilehome parkspaces not yet filled. This totals 433 potential vacant single family lots and mobilehome park spaces currently approved. The unrecorded subdivision lots listed risk expiration of permits during the 2001-2008 time period. However, almost all of those at risk are compatible with existing zoning and level of service requirements and could be reissued under current regulations with minimal processing.

* denotes projects with clustered density approval

CRESCENT CITY AREA

Urban Single Family

Property Owner and or Project Name	Location	Size	General Plan	Coastal	Potential Units
Richardson Subdivision	Dream St. at El Dorado St.	7.0 ac.	Urban 0-6 units/acre	No	25
Crescent Pines Estates II	Pine View Ct. at Humboldt Rd.	4.20 ac.	Urban 0-6 units/acre	Yes	11
SUBTOTAL	11.2 acres with potential				36 units

Urban Mobilehome Park

Property Owner and or Project Name	Location	Size	General Plan	Coastal	Potential Units
Village Camper Inn	Parkway Dr. at Railroad Ave.	9.15 ac.	Visitor Commercial	Yes	10
Las Palmas Park II*	Northcrest Dr.	6.0 ac.	Urban Mobilehome Park	No	27
SUBTOTAL	15.15 acres with potential				37 units

Rural Single Family

Property Owner and or Project Name	Location	Size	General Plan	Coastal	Potential Units
Harbor View Tract Phases I, II and III*	Harbor View Dr. at Elk Valley Rd.	34.75 ac.	Rural Neighborhood 0-2 u/ac	Yes	41
McNamara Phases I, II and III	Lakeside Loop at Vipond Dr.	11.6+ ac.	Rural Neighborhood 0-3 u/ac	Yes	27
SUBTOTAL	46.35 acres with potential				68 units

AREA SUBTOTAL = 141 UNIT POTENTIAL

FORT DICK/KINGS VALLEY AREA**Rural Single Family**

Property Owner and or Project Name	Location	Size	General Plan	Coastal	Potential Units
Devol Subdivision	Devol Ct. at Bachelor Rd.	12.22 ac	Rural 1u/1ac	Yes	12
SUBTOTAL	12.22 acres with potential				12 units

AREA SUBTOTAL = 12 UNIT POTENTIAL**SMITH RIVER CANYONS AREA****Rural Single Family**

Property Owner and or Project Name	Location	Size	General Plan	Coastal	Potential Units
Madame Gasquet	North Fork Loop	38.57	Rural 1u/1ac.	No	17
Linville/Bong Subdivision	Sierra Wood Dr.	23.1	Rural 1u/1ac.	No	20
Tedsen Subdivision	Low Divide Rd. at North Bank Rd.	15.87	Forestry	No	19
Del Norte Golf Course Subdivision	North Bank Rd. near Club Dr.	63.74	Forestry	No	49
Nesbitt Subdivision	North Bank Rd.	17.04	Forestry	No	12
Storm Subdivision	Storm Way at Hwy. 199	5.0	Community Development	No	10
SUBTOTAL	163.32 acres with potential				127 units

Rural Mobilehome Park

Property Owner and or Project Name	Location	Size	General Plan	Coastal	Potential Units
Gasquet Mobilehome Park	Hwy. 199 near Wetherell Ln.	14.5 ac.	Community Development	No	34
Subtotal	14.5 acres with potential				34 units

AREA SUBTOTAL = 161 UNIT POTENTIAL**SMITH RIVER AREA****Rural Single Family**

Property Owner and or Project Name	Location	Size	General Plan	Coastal	Potential Units
Nautical Heights*	Surfsound at Oceanview Dr.	133.6 ac.	Rural 1u/5ac.	Partial	23
Spyglass*	Oceanview Dr.	130 ac.	Rural 1u/5ac	Partial	33
Ocean Heights	Oceanview Dr.	51.7 ac.	Rural 1u/2ac.	Yes	13
Morrison Creek	Morrison Cr. Rd. at Hwy. 101	11.64 ac.	Rural 1u/1ac.	No	11
The Beach*	Shoreline Dr. at Hwy. 101	32.0 ac.	Rural 1u/1ac.	Yes	28

Struebing	Struebing Dr. at Hwy. 101	11 ac.	Rural 1u/1ac.	Yes	11
Subtotal	369.94 acres with potential				119 units

AREA SUBTOTAL = 119 UNIT POTENTIAL

Approved Large Projects total 433 units potential

II. MAJOR VACANT DEVELOPABLE LANDS

This survey identifies significant single parcels or groups of parcels where applications for development are now pending, or where a combination of location, availability of services and recent development make them likely candidates for development during 2001-2008. These lands have been grouped by location and land use type, and notation regarding the significant types of off-site service development required is made. The survey indicates a potential of 1,218 units total, with 652 multifamily, 10 mobilehome park spaces and 556 single family potential.

In general, while the density potentials indicated are subject specific project study and density potentials indicated are not guaranteed.

The following are significant lands or neighborhoods of land which could be subdivided or developed in the near future based upon pending applications, location and/or recent adjacent development. Major physical extensions are noted. Potential units are generally maximum permitted although lower numbers are shown where prior review indicates lower potential. The densities indicated here are only potential and in no way guarantee final project density. major off-site work required: (w) water main (s) sewer main (r) road

* denotes projects with clustered density approval

CRESCENT CITY AREA

Urban Single Family

Property Owner and or Project Name	Location	Size	General Plan	Coastal	Offsite Work Required	Potential Units
Bay Meadow*	W. side of Lake Earl Dr. near Blackwell Ln.	89 ac.	Urban Res. 0-2 u/ac	Yes	Water Road	93
Crescent Pines Estates III*	Humboldt Rd. near Oliver St.	4.42 ac.	Urban Res. 0-2 u/ac	Yes	Water Sewer Road	12
State St. Area	State Street at Hill St.	6 ac.	Urban 0-6u/ac	Yes	Water Sewer	50
Washington Park West*	Lands West of Arlington Ave.	12 ac.	Urban 0-6u/ac	Yes	Sewer Water Road	95

Washington Park East	Lands North of Madison between El Monte and Alexandria	5.8 ac	Urban 0-6 u/ac	Yes	Sewer Water Road	42
Subtotal	117.22 acres with potential					292 units

Urban Multifamily

Property Owner and or Project Name	Location	Size	General Plan	Coastal	Offsite Work Required	Potential Units
Theresa Smail, Trustee	Hwy. 101 and Burtshell Ave.	16.81 ac.	Multifamily 12u/ac	No	Road Sewer	160
Dorothy Sage Mary Wilson	Northcrest Dr. north of Adams Ave.	1+ ac.	Multifamily 15u/ac	No	Water Sewer	27
Richard Brown	Amett St.	1+ ac.	Multifamily 15u/ac	No	Water Sewer	15
Robert Lesina	Northcrest Drive north of E. Madison Ave.	2+ ac.	Multifamily 15u/ac	No	Water Sewer	42
Sandy Balbini, Trustee	Northcrest Drive north of E. Madison Ave.	3 ac.	Multifamily 15u/ac	No	Water Sewer	45
Bay Meadow*	W. side of Lake Earl Dr. near Blackwell Ln.	6 ac.	Suburban 0-2/ac	Yes	Water Road	77
Washington Park West*	W. Side of Arlington Ave.	12 ac.	Multifamily 6-15u/ac	Yes	Water Sewer Road	125
Hooshnam	Elk Valley Rd. Near State St.	10 ac.	General Commercial	Yes	Sewer Water	100
Subtotal	51.8 acres with potential					591 units

AREA SUBTOTAL = 883 UNIT POTENTIAL

SMITH RIVER CANYONS AREA

Urban Multifamily

Property Owner and or Project Name	Location	Size	General Plan	Coastal	Offsite Work Required	Potential Units
Valhalla Phase II	Hwy 199 in Gasquet	1.5 ac.	Multifamily 6+ units/ac.	No	Sewer	16
Subtotal	1.5 acres with potential					16 units

Rural Single Family

Property Owner and or Project Name	Location	Size	General Plan	Coastal	Offsite Work Required	Potential Units
Peebles	Hyatt Heights off of Ashford Rd.	120 ac.	Rural 1u/5ac.	No	Water Road	24

Country Club Estates	Terminus of Club Dr.	11 ac.	Community Dev. 2u/ac	No	Water Road	22
Wetherell	Hwy. 199 near Wetherell Ln.	18 ac.	Community Dev.	No	Road	18
Subtotal	149 acres with potential					64 units

AREA SUBTOTAL = 80 UNIT POTENTIAL

SMITH RIVER AREA

Urban Multifamily

Property Owner and or Project Name	Location	Size	General Plan	Coastal	Offsite Work Required	Potential Units
Beckstead North	North Side of Hwy. 101	5 ac.	Multifamily	No	Water Sewer Road	40
Subtotal	5 acres with potential					40 units

Rural Single Family

Property Owner and or Project Name	Location	Size	General Plan	Coastal	Offsite Work Required	Potential Units
Beckstead North	North Side of Hwy. 101	25 ac.	Rural 1u/1ac	No	Road	25
Beckstead North	North Side of Hwy. 101	18 ac.	Rural 1u/2ac	No	Road	9
Reservation Ranch Lopez Site	Hwy. 101 N. of S. Indian Rd.	14 ac.	Rural Res. 1u/1ac.	Yes	Road	14
The Beach Subdivision North	North of Shoreline Dr.	7.1 ac. 13.12 ac. 6.25 ac.	Rural res. 1u/1ac	Yes	Road Water	27
Reservation Ranch Hill Site	Oceanview Dr.	72 ac.	Rural Res. 1u/2ac & 5ac.	Yes	Water Road	31
Subtotal	155.47 acres with potential					106 units

Rural Mobilehome Park

Property Owner and or Project Name	Location	Size	General Plan	Coastal	Offsite Work Required	Potential Units
Maris	Fred Haight Dr.	5 ac.	Rural Mobilehome Park 2u/ac	Yes	Sewer	10
Subtotal	5 acres with potential					10 units

AREA SUBTOTAL = 156 UNIT POTENTIAL

KLAMATH AREA**Urban Multifamily**

Property Owner and or Project Name	Location	Size	General Plan	Coastal	Offsite Work Required	Potential Units
New Townsite Parcel	Silverside Circle	1/3 ac.	Multifamily 10-15 u/ac	Yes	Sewer	5
Subtotal	1/3 acres with potential					5 units

Urban Single Family

Property Owner and or Project Name	Location	Size	General Plan	Coastal	Offsite Work Required	Potential Units
Mossholder Heise	Klamath Glen	18 ac. 13.5ac	Urban	No	Water	54 40
Subtotal	31.5 acres with potential					94 units

AREA SUBTOTAL = 99 UNIT POTENTIAL**MAJOR VACANT LANDS TOTAL: 1,218 UNITS POTENTIAL****III. MAJOR VACANT DEVELOPABLE LANDS –SUBJECT TO REZONE AND/OR GENERAL PLAN AMENDMENT**

The parcels listed below represent lands that were proposed for land use changes as part of the County General Plan Revision. With the exception of the Wakefield Ranch parcel (Crescent City Area) and the Stateline 101 parcel (Smith River Area) which lie within the California Coastal Zone all other lands have adopted land use designation changes as of January 28, 2003. The two parcels within the Coastal Zone are still awaiting final certification as amendments to the County's Local Coastal Program. Each of the remaining parcels listed require a rezone in order to be consistent with their new land use designation. The purpose of the list below is to demonstrate the potential for additional residential development on lands that are likely to be rezoned and available for development during the 2001-2008 planning period of this Housing Element Revision. These lands include potential for 375 multifamily units, 115 mobilehome park spaces and 509 single family residences. The dwelling unit potential listed under I. Approved Large Projects and II. Major Vacant Developable Lands exceeds the number of dwelling unit potential required to meet the County's allocation for regional housing needs.

CRESCENT CITY AREA**Urban Single Family**

Property Owner and or Project Name	Location	Size	General Plan	Coastal	Offsite Work Required	Potential Units
Wakefield Ranch	Charm Lane off of Old Mill Rd.	62 ac.	Suburban 0-2 u/ac	Yes	Water Road	104

Northwest Bertsch Area	W. side of Bertsch Ave. N. of LeClair	110 ac.	Urban Res. 0-2 u/ac	No	Sewer Road Water	188
Subtotal	172 acres with potential					292 units

Urban Multifamily

Property Owner and or Project Name	Location	Size	General Plan	Coastal	Offsite Work Required	Potential Units
Hussey, Summer Ln. South	Washington Blvd. at Summer Ln.	25 ac.	Multifamily 6-15 u/ac	No	Water Sewer Road	375
Subtotal	25 acres with potential					375 units

Rural Mobilehome Park

Property Owner and or Project Name	Location	Size	General Plan	Coastal	Offsite Work Required	Potential Units
Westlog Site	Elk Valley Rd.	40 ac.	Rural 1u/1ac.	No	Road	40
Subtotal	40 acres with potential					40 units

AREA SUBTOTAL = 707 UNIT POTENTIAL

FORT DICK/KINGS VALLEY AREA

Rural Single Family

Property Owner and or Project Name	Location	Size	General Plan	Coastal	Offsite Work Required	Potential Units
Hole Pit	Between Hwy. 101 and South Bank Rd.	170 ac.	Rural 1u/1ac.	No	Road	85
Subtotal	170 acres with potential					85 units

Rural Mobilehome Park

Property Owner and or Project Name	Location	Size	General Plan	Coastal	Offsite Work Required	Potential Units
HW3, L.L.C.	Kings Valley Rd. north of Golf Course	37.6 ac.	Golf	No	Water Road	75
Subtotal	37.6 acres with potential					75 units

AREA SUBTOTAL = 160 UNIT POTENTIAL

SMITH RIVER AREA

Rural Single Family

Property Owner and or Project Name	Location	Size	General Plan	Coastal	Offsite Work Required	Potential Units
Stateline 101	East side of Hwy. 101 at Stateline	28.8 ac.	Rural Res. 1u/1ac.	Yes	Water Road	24
Greg and Ronda Nelson	W. Side of Hwy. 101 North of Wilson Ln.	6.13 ac.	Rural Neighborhood 2u/ac	No	Water Road	12
Clan-Co	W. Side of Hwy. 101 North of Wilson Ln.	40.2 ac. 7.8 ac.	Rural Neighborhood 2u/ac	No	Water Road	96
Subtotal	82.93 acres with potential					132 units

AREA SUBTOTAL = 132 UNIT POTENTIAL

MAJOR VACANT LANDS TOTAL: 999 UNITS POTENTIAL

IV. SPECIAL NEEDS

The following categories are of special importance in identifying the potential to meet housing needs for variety and by income category.

RESIDENTIAL ZONE DISTRICTS WITH THE MFH (Manufactured Home)

OVERLAY: vacant existing lots zoned single family residential that were not counted in I or II above.

Coastal Zone – Urban	# units	acres
Old Mill/Sandhill Roads	25	29+ ac.
Napa/Washington Blvd. Area	136	93+ ac.
State St. – south	37	18+ ac.

Coastal Zone – Rural		
Parkway/Elk Creek	48	76+ ac.
COASTAL ZONE TOTAL	246	216+ ac.

Non-Coastal – Urban		
State St. – north	26	4+ ac.
Humboldt Rd. Northeast	84	12+ ac.

Non-Coastal Rural		
Blackwell/Railroad area	154	169+ ac.
Ft. Dick	112	207+ ac.
NON-COASTAL TOTAL	376	392+ ac.

**TOTAL EXISTING VACANT LOTS ZONED FOR ANY MANUFACTURED
HOME: 622**

INCOME CATEGORY NEEDS: The 2001-2008 Regional Housing Needs Allocation Plan has set goals for new housing units by income level. The following is a summary of types of projects and lands identified in this overall study which are available during this time period and could meet these needs. The lands identified are those which could feasible be developed with on-site services or where community services generally are or will be available.

VERY LOW INCOME		
MFH Zoned*	Mobilehome Park*	Multifamily**
Urban 308	Zoned – Rural 34	Smail 60
Rural 314	Zoned – Urban 37	Sage/Wilson 27
622 Units	71 Units	Summer Ln. So. 200
		Hooshnam 100
		Beckstead 40
		Brown 15
		Lesina 42
		Balbini 45
		529 Units

*single-wide or assisted units could qualify

** assisted units could qualify

LOW INCOME		
MFH Zoned*	Mobilehome Park**	Multifamily**
Urban 308	Zoned – Rural 54	Smail 60
Rural 314	Zoned – Urban 37	Sage/Wilson 27
622 Units	91 Units	Summer Ln. So. 200
		Hooshnam 100
		Beckstead 40
		Brown 15
		Lesina 42
		Balbini 45
		Valhalla 8
		Bay Meadow 20
		Washington Pk. W. 50
		607 Units

** single-wide or assisted units could qualify

** assisted units could qualify

MODERATE INCOME				
Multifamily		Single Family**	MFH Zoned*	Mobilehome Park
Valhalla	16	Richardson 25	Urban 308	Zoned – Rural 54
Bay Meadow	77	Harbor View 41	Rural 314	Zoned – Urban 37
WA Park W.	75	HW3 K.V. 50	622 Units	91 Units
Smail	60	Peeples 9		
Sage/Wilson	27	Wetherell 8		
Summer Ln. So.	175	Devol 6		
Hooshnam	100	Wakefield 54		
Beckstead	40	Crescent Pine 12		
Brown	15	St. Street 50		
Lesina	42	WA Park W. 42		
Balbini	45	NE Bertsch 138		
672 Units		Beckstead N. 20		
		Nelson 12		
		Clan-Co 96		
		563 Units		

* single-wide or doublewide units could qualify

**conventional residence or manufactured home which meets County's Architectural Standards

ABOVE MODERATE INCOME			
Single Family		Multifamily	Rural Mobilehome Park
Crescent Pines Estates	11	Smail 160	HW3 Kings Valley 75
McNamara I,II & III	27	160 Units	75 Units
Devol	12		
Madame Gasquet	17		
Spyglass	33		
Ocean Heights	13		
Morrison Creek	11		
The Beach	28		
Struebing	11		
Wakefield Ranch	50		
Bay Meadow	93		
Northwest Bertsch	50		
Hole Pit	85		
HW3 Kings Valley	25		
Peeples	15		
Country Club Estates	22		
Wetherell	10		

Beckstead N.	34		
Lopez Site	14		
The Beach N.	27		
Res. Ranch Hill Site	31		
619 Units			

V. COASTAL ZONE AREAS

Del Norte County has a variety of housing types for all income levels within the Coastal Zone as shown in the inventory of approved projects, major vacant lands and vacant parcels that are zoned for manufactured housing with no architectural restrictions. The vacant lots include urban mobilehome park spaces and lots designated for rural and urban single family residences. Approximately 36% (158) of all approved projects are located within the Coastal Zone. An additional 246 vacant residential units were also identified as suitable for manufactured homes without architectural standards within the Coastal Zone during the special needs study. These manufactured homes are only required to be constructed on or after June 15, 1976. It is assumed that these parcels and any approved subdivision lots or mobilehome park spaces parcels could be developed with minimal processing beyond a building permit or Coastal Development Permit. The lots are summarized as follows:

Vacant lots in Approved Projects Count:		148
Vacant lots in Major Vacant Lands Count (II.)		681
Vacant Lots in Major Vacant Lands County (III.)*		128
Vacant lots zoned in non-residential		10
Vacant lots zoned for Manufactured Housing with		
No Architectural Standards:	Urban	198
	Rural	48
Total Vacant lots Identified in Survey		1,213**

* This number is contingent upon certification of the Local Coastal Plan Update by the California Coastal Commission.

**This number does not represent all potential lots available in the Coastal Zone since the inventory only includes approved subdivisions, major vacant lots, and vacant lots that permit manufactured homes with no architectural standards.

CITY OF CRESCENT CITY

VACANT AND UNDERUTILIZED LAND SURVEY

In 2002-2003 the City conducted a review of all vacant and utilized lands within the City limit and in the new Roosevelt Annexation area. Potential under the updated General Plan/Zoning were considered. The size and shape of each parcel, as well as any topographic restrictions such as coastal bluffs or riparian corridors, were also considered. Less than 10 parcels were limited by topography. Since few large undeveloped parcels remain in the City the new unit potential was noted by lot size ranges typical to the City. The following table summarizes the number of parcels and potential new units in each size range category under the existing Zoning Plan.

ZONING/ SERVICES/ PARCEL SIZE	NUMBER OF PARCELS	NUMBER OF NEW UNITS POTENTIAL
RESIDENTIAL UNIT POTENTIAL		
R-1 Single Family (includes 2nd dwelling potential)		
With Public Water and Sewer Services		
3,600 – 14,400 sq ft	34	41
14,401sq ft- 1 acre	2	4
1+ acre	0	0
<i>Subtotal</i>	36	45
Without Public Water and Sewer services		
All sizes	0	0
R-2 Moderate Density Residential		
With Public Water and Sewer Services		
3,600 – 14,400 sq ft	79	110
14,401sq ft- 1 acre	1	15
1+ acre	3	98
<i>Subtotal</i>	83	223
Without Public Water and Sewer Services		
3,600 – 14,400 sq ft	0	0
14,401sq ft- 1 acre	6*	26
1+ acre	1*	104
<i>Subtotal</i>	7*	129
R-3 High Density Residential		
With Public Water and Sewer Services		
3,600 – 14,400 sq ft	108	388
14,401sq ft- 1 acre	0	0
1+ acre	1	160
<i>Subtotal</i>	109	548

Without Public Water and Sewer Services		
All sizes	0	0
RP, C-1, C-2, C-W Mixed Use Potential		
With Public Water and Sewer Services		
3,600 – 14,400 sq ft	44	122
14,401sq ft- 1 acre	2	15
1+ acre	0	0
<i>Subtotal</i>	46	137
Without Public Water and Sewer Services		
All sizes	0	0
Open Space (OS) Other Currently Non-Residential (with services)		
1+ acre	1	22
TOTAL NEW UNIT POTENTIAL	282 parcels	1,104 new unit potential
EMERGENCY SHELTER POTENTIAL (with services)		
R-8, RP		
3,600 – 14,400 sq ft	121	(426u) NOTE: Emergency Shelter in City is considered as a hotel/motel or dormitory and is not restricted by residential density.
14,401sq ft- 1 acre	0	0
1+ acre	0	0
TRANSITIONAL and FARMWORKER HOUSING POTENTIAL (with services)		
R-2, R-3		
3,600 – 14,400 sq ft	187	498
14,401sq ft- 1 acre	1	15
1+ acre	4	258
<i>Subtotal</i>	192	771

* Those parcels which are not now served by public water and sewer are located within one block of existing service mainlines. At such time as the Roosevelt Annexation (which was approved in early 2003) is recorded by the State Board of Equalization mainline extensions from City service lines to properties along the block will be possible.

NEW UNIT POTENTIAL BY INCOME CATEGORY

The potential for development of the above new units at various income levels was also reviewed. The 2001-2008 HCD Regional Housing Needs Plan (Appendix A) projects a need in the City for 356 new housing units. Of this number 214 fall in the Above Moderate income category, 56 in Moderate, and 47 in Low and 39 Very Low. As the above table indicates, the Zoning potential within the City provides adequate area to meet the 356 new units' goal. However, as illustrated by the following table, it is anticipated that most of the unit construction will fall in the Moderate, Low and Very Low income target groups rather than the Above Moderate. The primary reason for this conclusion is that high income homes have not typically been built in the City due to a lack of desirable sites in the City limits. There is an abundance of parcels in the County with river or ocean views as well as large (one-five acre) wooded lots within a fifteen minute drive of downtown. Also, many locations in the County are away from the summer fog and

winter winds which prevail over the City so much of the year. In contrast the City has no large tracts in such desirable locations. Above Moderate homes in the City have traditionally been single family R1 homes.

With the updated General Plan the vacant and underutilized land survey did identify some areas where Moderate or Above Moderate units might be constructed. These are in coastal areas along or within a few blocks of the beach, newly designated mixed-use areas when they might provide physical or visual access to Beachfront Park, Peterson Park or the harbor or ocean, It is noted single family designated lands are primarily in-fill lands in the form of vacant lots or second units. There are no large parcels where economical new single family development could occur. However, changes in City zoning in multifamily areas provides for condominium, townhouse or cottage style development as well the more typical duplex or apartment house.

Zoning	Unit Potential by Income Category			
	Very Low	Low	Moderate	Above Moderate
R1 with services	0	0	38	14
R2 with services	114	114	168	55
R2 without services	130	130	20	0
R3 with services	363	363	198	128
Mixed Use w services	91	91	83	46
Total	604	604	507	243
2001-08 Need	39	47	56	214

* Some units have the potential to serve more than one income group therefore numbers may be duplicated with an overall total exceeding total construction potential.

APPENDIX D
PUBLIC PARTICIPATION

State law requires cities and counties to make a diligent effort to achieve participation by all segments of the community in preparing a housing element (Section 65583(c)) [6] of the California Government Code). This diligent effort translates into local jurisdictions doing more than issue the customary public notices and conduct standard public hearings prior to adopting a housing element. State law requires cities and counties to take active steps to inform, involve and solicit input from the public, particularly from persons who deal directly with low-income and minority households that might otherwise not participate in the process. Active involvement of all segments of the community can include one or more of the following:

- outreach to community organizations serving low-income, special needs and underserved populations;
- special meetings or study sessions that include participation by these groups
- establishment of an advisory committee with representatives of various housing interests and representing different physical areas of the community;

Public Outreach

In July 2002, the City and County Planning Departments solicited local citizens who would be interested in serving on a joint Housing Advisory Committee for the preparation of an updated Housing Element. In August and September the City Council and the County Board of Supervisors appointed at separate meetings an eight member Committee in addition to one County staff member and two City staff members.

Committee membership included:

- Don Olson Sr., retired Building Inspector, City of Crescent City Resident
- Jesse LaForest, County Planning Commissioner, Klamath resident
- Irene Tynes, City Planning Commissioner, City of Crescent City resident
- Mitzi Travis, Realtor, South Bank of the Smith River resident
- Sheila Restad, Manager of US Bank of California, Crescent City Branch, Ft. Dick Resident
- Everett Young, Housing Authority Advisory Committee, Smith River Canyons Resident
- Susie Mendez, Housing Authority Director, Crescent City area resident
- Rene Quintana, Rural Human Services, Crescent City area resident/ alternative member for Rural Human Services, Sylvia Arvizu

The Committee began meeting in September 2002 with the intent of reviewing and commenting on a chapter or section at each meeting. The Committee met

once every two or three weeks through April and provided significant input that was incorporated into the final draft Housing Element Revision.

Other Community Involvement

Beginning in February 2002, City and County staff began a series of meetings in order to solicit information needed for the preparation of the Regional Housing Needs Allocation Plan (RHNA). Detailed notes from these meetings were kept and later utilized during the preparation of the Housing Element Revision in addition to the County's contribution to the RHNA. Meetings were held with Rural Human Services, the Del Norte Housing Development Corporation, the City Housing Authority and with several local realtors. In June 2002, upon receipt of the Draft Regional Housing Needs Allocation Plan, the City and the County distributed copies to agencies and organizations representing targeted income groups as well as to both the City Council and the Board of Supervisors. No comments were received during the review period. However, from June to September, City and County Staff conducted further in-depth interviews with representatives of Del Norte Health and Social Services including the Del Norte County Mental Health Department, the Community Assistance Network, additional realtors, representatives of the Del Norte Senior Center, housing representatives for the three local tribes and also follow-up interviews with the Housing Authority and the Del Norte Housing Development Corporation.

Administrative Rough Draft

In February 2002, copies of an *Administrative Rough Draft – Community and Housing Background and Needs Section* were distributed to representatives of the Del Norte Health and Social Services, Rural Human Services/Del Norte Housing Development Corporation and the Community Assistance Network for review and comment. These groups were viewed as having the most knowledge with regard to the interest of target income groups of those interviewed. A copy was also sent to the State Department of Housing and Development for preliminary review and comment. Members of the Advisory Committee also received a copy of the draft that revised earlier versions of those chapters contained in the Draft.

Public Hearing Process

The City and the County Planning Commissions conducted separate Public Hearings on September 10, 2003, and September 3, 2003 on the Housing Element Update. Both Commissions recommended approval of the Update. As such, the Crescent City City Council and the Del Norte County Board of Supervisors conducted separate Public Hearings on October 20, 2003 and October 28, 2003 and formally adopted the Update. To ensure wide circulation, both jurisdictions distributed separate notices to organizations and interested parties, including online notices on both the City and County Websites, notices in the Del Norte Triplicate, postings at the Del Norte County Library, City Hall, the Flynn Administration Building (County) and the community bulletin board at the Cultural Center. Additional public hearing notices for the City and County Planning Commission Public Hearings and City Council and Board of

Supervisors Public Hearings were posted at the Del Norte Health and Social Services, Del Norte County Mental Health Department, Rural Human Services, Community Assistance Network, and the City of Crescent City Newsletter.

A full copy of the City public record is available at the City of Crescent City Planning Department while the a full copy of the County public record is available at the Del Norte County Community Development Department, Planning Division. Included in the full public records are mailing lists, full Council/Board memos, and minutes from the City/County Planning Commission Public Hearings, and the City Council and Board of Supervisors Public Hearings.

RESOLUTION NO. 2003 – 31

RESOLUTION OF THE CITY COUNCIL OF CRESCENT CITY, CALIFORNIA
CERTIFYING NEGATIVE DECLARATION (SCH #2000032062) BASED UPON THE
2000 – 2020 GENERAL PLAN PROGRAM FEIR, AND ADOPTING THE CITY OF
CRESCENT CITY/COUNTY OF DEL NORTE GENERAL PLAN HOUSING ELEMENT
UPDATE FOR 2001 – 2008

WHEREAS, in August 2001, the City of Crescent City and County of Del Norte determined to develop a joint General Plan Housing Element Update and requested preparation of a Regional Housing Needs Allocation Plan from the California Department of Housing and Community Development for such purpose, and

WHEREAS, in September 2002, after soliciting local citizens, the city and county appointed a joint Ad Hoc Housing Advisory Committee to work with city and county staff in the preparation of the Housing Element Update, which consisted of eight (8) citizens representing targeted groups, housing assistance agencies and the financial and real estate business community, and

WHEREAS, from September 2002, to April 2003, the committee met twelve (12) times in the development of a Housing Element Update for the 2001 – 2008 planning period, and

WHEREAS, on May 21, 2001, the City Council of the City of Crescent City adopted an updated Crescent City General Plan and related Final Program Environmental Impact Report (SCH #2000032062) pursuant to state regulations, which was utilized in the development of the Housing Element Update, and

WHEREAS, this update was submitted to the Department of Housing and Community Development on June 6, 2003 for preliminary review and comments were received, and

WHEREAS, the City of Crescent City, as lead agency under the California Environmental Quality Act, has undertaken preparation of an Initial Study so as to evaluate the potential for adverse environmental impact which it has published as part of a Negative Declaration based upon the previously adopted Program EIR (SCH #2000032062) and circulated for public review for public comment, duly noticed pursuant to state regulations and for which comments were submitted or identified during the public review period from the California Department of Toxic Substances Control, and

WHEREAS, at the meeting of September 10, 2003, the City Planning Commission undertook a duly noticed public hearing, review and discussion regarding the Housing Element Update and the environmental document (SCH #2000032062), took action upon corrections and amendments as a result of related review by the California Department of Housing and Community Development and environmental review comments, and public hearing discussions, and forwarded a recommendation to the city council, and

WHEREAS, at the council meeting on October 20, 2003, the city council undertook a duly noticed public hearing, review and discussion regarding the Housing Element Update and the Negative Declaration (SCH #2000032062), took action accepting the Planning Commission recommendation and made changes as deemed necessary, and

WHEREAS, the city council considered the contents of the updated General Plan and the Final Program Environmental Impact Report, Housing Element Update 2001 – 2008 proposal, Negative Declaration, and these findings in its actions.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Crescent City certifies Negative Declaration (SCH #2000032062 as complete and adequate, and adopts the City of Crescent City and Del Norte County Housing Element Update 2001 – 2008 of the General Plan with the following findings:

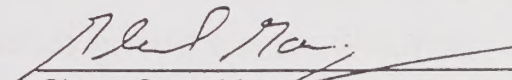
1. The Housing Element 2001 – 2008, as amended by hearing, is consistent with State General Plan and Housing Element requirements.
2. The Housing Element 2001 – 2008 has assessed the goals of the 1992 Housing Element, has addressed current housing needs and constraints and provides housing and program goals through the year 2008.
3. In response to the California Department of Housing and Community Development Housing Element Review comments, the city has expanded Appendix C to include details of the City Vacant and Underutilized Land survey, and Table 30, with accompanying text, has been modified to better illustrate the type of lands available for development.
4. In response to the California Department of Housing and Community Development Housing Element Review comments, the city has determined that a review of this element in 2007 – 2008 will indicate that Implementation Program C.4 was met by the expansion of a city Community Development Block Grant (CDBG) funded rehabilitation program established in 2002 – 2003 was later expanded to include qualifying ADA access projects without further grant funding.

5. In response to the California Department of Housing and Community Development Housing Element Review comments, the city notes that Implementation Programs C.8 through C.12 are based upon program goals of other agencies, that the city's role in assisting such programs are through Implementation Programs B.3, C.1, and C.3. Additionally, the city and county have added Implementation Program C.13 to provide for annual meetings to discuss development opportunities for housing for lower income households with other local agencies.
6. In response to the California Department of Housing and Community Development Housing Element Review comments, the city has provided additional information within Appendix C regarding development potential based upon income level.
7. The City General Plan 2000 – 2020 and implementing zoning provides for development of a variety of housing for all income levels, including provisions for accommodation of senior, disabled and targeted income housing projects and that sufficient vacant lands are available to accommodate projected new construction needs within the planning period without recommendation for amendment of land uses or densities.
8. The General Plan Housing Element 2001 – 2008 is consistent with the Crescent City General Plan 2000 – 2020, adopted in May 2001.
9. Public and local agencies have been encouraged to participate in the revision of this document through a citizens advisory committee, public notices and public hearings.
10. The city, as lead agency under the California Environmental Quality Act, has undertaken preparation of an Initial Study so as to evaluate the potential for adverse environmental impact. It was published as part of a Negative Declaration based upon the previously adopted Program EIR (SCH #2000032062) and circulated for public review for public comment, and duly noticed pursuant to state regulations so as to evaluate the potential for adverse environmental impacts, of which none have been identified.
11. This project, an update of the General Plan Housing Element pursuant to state guidelines, addresses policy level actions and does not result in any change in land use designations or density within the city. Nor will this project in itself result in the construction of any housing units or facilities. The comments of the Department of Toxic Substances Control, calling for site surveys and remediation prior to commencement of construction, with site cleanup to be addressed as part of this project, are premature and inaccurately applied to the level of review for this policy document.

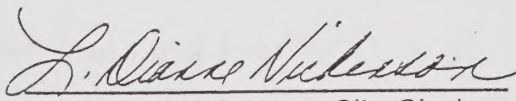
12. The amendment of the city's General Plan Housing Element will not have a negative effect on the environment and the Negative Declaration, based upon the previously adopted Crescent City General Plan Program Environmental Impact Report (SCH #2000032062) for this project, is hereby found complete and is recommended for certification as complete and adequate.
13. The council has considered the previous Program EIR, the project Initial Study with Negative Declaration, and public review comments in reviewing the project and making recommendations.
14. Considering the record as a whole, there is no evidence that the proposed project will have potential for adverse effect, either individually or cumulatively, on wildlife resources or the habitat upon which the wildlife depends, as defined in Section 711.2 of the Fish and Game Code.

The above and foregoing Resolution was introduced by Councilmember Burns, was seconded by Councilmember Martell, and passed and adopted at a regular meeting of the City Council of the City of Crescent City held on the 20th day of October 2003, by the following vote:

AYES: Council Members Burns, Martell, Kolodner and Mayor Gary
NOES: None
ABSENT: Council Member Youngblood
ABSTAIN: None


Glenn Gary, Mayor

ATTEST:


L. Dianne Nickerson, City Clerk

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF DEL NORTE AMENDING THE HOUSING ELEMENT OF THE GENERAL PLAN OF THE COUNTY OF DEL NORTE

WHEREAS, the State of California calls upon the County to maintain a General Plan, including a Housing Element which addresses the status, needs, constraints and goals for housing for all economic levels of the community; and

WHEREAS, State regulations call for the regular updating of this element and sets forth guide lines for its content; and

WHEREAS, the County of Del Norte and City of Crescent City, has appointed a Housing Advisory Committee to work with its staff to develop an updated 2001 – 2008 Housing Element; .

WHEREAS, a Notice of Intent to Adopt a Negative Declaration for the update of the Housing Element was issued on July 26, 2003; and

WHEREAS, no comments were received during the thirty (30) day public comment period; and

WHEREAS, The Planning Commission conducted a public hearing on September 3, 2003 and recommended adoption of the Initial Study and Negative Declaration for the Housing Element; and

WHEREAS, the Planning Commission conducted a public hearing on September 3, 2003 to consider updating the Housing Element of the General Plan and voted unanimously to recommend its adoption to the Board of Supervisors; and

WHEREAS, the State Department of Housing and Community Development has reviewed the draft document and found it consistent with State guidelines; and

WHEREAS, the Planning Commission and Board of Supervisors have considered the comments made by HCD and incorporated those comments into the revised Housing Element; and

NOW THEREFORE BE IT RESOLVED THAT, the Board of Supervisors of the County of Del Norte hereby adopt the Findings and Negative Declaration for the 2001 – 2008 Housing Element of the General Plan; and

BE IT FURTHER RESOLVED THAT the Board of Supervisors of the County of Del Norte hereby adopt the 2001 – 2008 Housing Element of the General Plan.

PASSED AND ADOPTED, by the Board of Supervisors of the County of Del Norte at a regular meeting held on October 28, 2003, by the following polled vote:

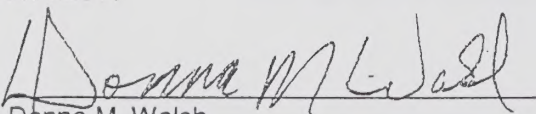
AYES: Supervisors Finigan, Reese, Blackburn, McClure and Sampels

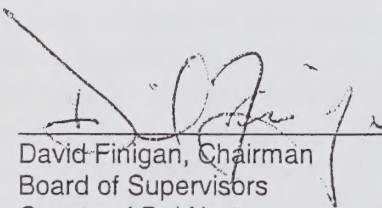
NOES: None

ABSENT: None

ABSTAIN: None

ATTEST:

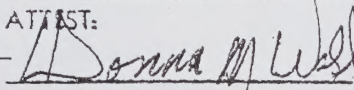

Donna M. Walsh
Clerk of the Board


David Finigan, Chairman
Board of Supervisors
County of Del Norte

I hereby certify the foregoing to be a true and correct copy of the original on file in this office.

Dated: 10/31/03

ATTEST:


Clerk of the Board of Supervisors, County of Del Norte, State of California

Deputy

APPENDIX E

ENVIRONMENTAL REVIEW

Notice of Determination

To: Office of Planning & Research
1400 Tenth Street
Sacramento, CA 95814

From: City of Crescent City
377 "J" Street
Crescent City, CA 95531

 X County Clerk
County of Del Norte
450 H Street
Crescent City CA 95531

FILED

NOV - 6 2003

CLERK - RECORDER
COUNTY OF DEL NORTE

Subject: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code

Project Title: Update of Crescent City General Plan Housing Element for 2001-2008

SCH# 2000032062

Diane Mutchie

707-464-9506

State Clearinghouse Number Contact Person

Area Code / Telephone / Extension

Project Location Citywide

Project Description Update of City General Plan Housing Element policy document for 2001-2008 planning period pursuant to State Housing Element requirements and Regional Housing Needs Allocation Plan prepared by the California Department of Housing and Community Development. No changes in any other portion of the recently updated General Plan text or maps or recently adopted implementing Zoning text or maps are proposed in this project.

This is to advise that the City of Crescent City has approved the above described project on

 X Lead Agency Responsible Agency

 , and has made the following determinations.

1. The project X will, will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared pursuant to the provisions of CEQA.
 X A Negative Declaration was prepared pursuant to the provisions of CEQA.
1. Mitigation measures were, X were not made a condition of the approval of the project.
2. A Statement of Overriding Considerations was, X was not adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments and responses and record of project approval is available to the General Public at:

The City of Crescent City, City Hall, 377 "J" Street, Crescent City CA 95531

Diane Mutchie

October 22, 2003

City Planner

Signature (Public Agency)

Date

Title

Date received for filing and posting at OPR:

A California Department of Fish and Game Certificate of Fee Exemption/De Minimis Impact Finding is attached

California Department of Fish and Game
Certificate of Fee Exemption
De Minimis Impact Finding

Project Title/Location Name and Address of Project Proponent (include County):

Project Title: Update of Crescent City General Plan Housing Element policy document 2001-2008

City of Crescent City

377 J Street

Crescent City, CA 95531

Project Location: citywide

SCH 2000032062

State Clearinghouse Number

Diane Mutchie

Contact Person

707-464-9506

Phone

Findings of Exemption (attach required findings):

An initial study was conducted by the lead agency so as to evaluate the potential for adverse environmental impact. A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (SCH2000032062) Which the City Council/Planning Commission has considered in reviewing the project and making its decision.

On October 20, 2003 the Crescent City Council found that:

10. The City, as lead agency under the California Environmental Quality Act, has undertaken preparation of an Initial Study so as to evaluate the potential for adverse environmental impact which it has published as part of a Negative Declaration based upon the previously adopted Program EIR (SCH #2000032062) and circulated for public review for public comment, duly noticed pursuant to state regulations, so as to evaluate the potential for adverse environmental impacts, of which none has been identified.

11. This project, an update of the General Plan Housing Element pursuant to State Guidelines, addresses policy level actions and does not result in any change in land use designations or density within the City. Nor will this project in itself result the construction of any housing units or facilities. The comments of the Department of Toxic Substances Control calling for site surveys and remediation prior to commencement of construction with site cleanup to be addressed as part of this project are premature and inaccurately applied to the level of review for this policy document.

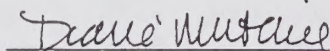
12. The amendment of the City's General Plan Housing Element will not have a negative effect on the environment and that the Negative Declaration based upon the previously adopted Crescent City General Plan Program Environmental Impact Report (SCH# 2000032062) for this project is hereby found complete and is recommended for certification as complete and adequate.

13. The Council has considered the previous Program EIR, the project initial study with Negative Declaration, and public review comments in reviewing the project and making its recommendation.

14. Considering the record as a whole, there is no evidence that the proposed project will have potential for adverse effect, either individually or cumulative on wildlife resources or the habitat upon which the wildlife depends, as defined in Section 711.2 of the Fish and Game Code.

Certifications:

I hereby certify that the lead agency has made the above findings of fact and that based upon the initial study and hearing record the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.



Chief Planning Official

Title: City Planner

Lead Agency: City of Crescent City

Date: October 22, 2003



Gray Davis
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse



Tal Finney
Interim Director

August 15, 2003

Diane Mutchie
City of Crescent City
377 J Street
Crescent City, CA 95531

Subject: Crescent City General Plan Housing Element Update
SCH#: 2000032062

Dear Diane Mutchie:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on August 14, 2003, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Terry Roberts
Director, State Clearinghouse

Enclosures
cc: Resources Agency

Document Details Report
State Clearinghouse Data Base

SCH# 2000032062
Project Title Crescent City General Plan Housing Element Update
Lead Agency Crescent City

Type Neg Negative Declaration
Description Mandated update of Housing Element for 2001-2008 period based on City General Plan 2000-2020 adopted May 2001.

Lead Agency Contact

Name Diane Mutchie
Agency City of Crescent City
Phone (707) 464-9506 Fax
email
Address 377 J Street
City Crescent City State CA Zip 95531

Project Location

County Del Norte
City Crescent City
Region
Cross Streets
Parcel No. Citywide
Township Range Section Base

Proximity to:

Highways 101
Airports Jack McNomara Field
Railways
Waterways Pacific Ocean
Schools
Land Use Various within the City's planning area.

Project Issues Housing

Reviewing Agencies Resources Agency; Department of Conservation; Department of Fish and Game, Region 1; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Caltrans, Division of Aeronautics; Caltrans, District 1; California Highway Patrol; Department of Housing and Community Development; Department of Health Services; Regional Water Quality Control Board, Region 1; Department of Toxic Substances Control; Native American Heritage Commission

Date Received 07/16/2003 Start of Review 07/16/2003 End of Review 08/14/2003



Department of Toxic Substances Control



Winston H. Hickox
Agency Secretary
California Environmental
Protection Agency

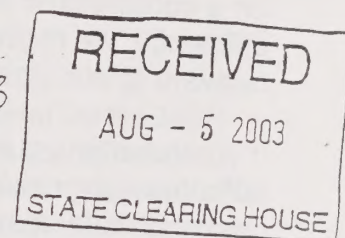
Edwin F. Lowry, Director
700 Heinz Avenue, Suite 200
Berkeley, California 94710-2721

Gray Davis
Governor

August 4, 2003

Ms. Diane Mutchie
City of Crescent City
377 "J" Street
Crescent City, California 95531

Clear
8-14-03
e



Dear Ms. Mutchie:

Thank you for the opportunity to comment on the Notice of Completion (NOC) for the Crescent City General Plan Housing Element update 2001-2008 Initial Study (IS) (SCH#2000032062), dated July 14, 2003. As you may be aware, the California Department of Toxic Substances Control (DTSC) oversees the cleanup of sites where hazardous substances have been released pursuant to the California Health and Safety Code, Division 20, Chapter 6.8. As a potential Resource Agency, DTSC is submitting comments to ensure that the environmental documentation prepared for this project to address the California Environmental Quality Act (CEQA) adequately addresses any required remediation activities which may be required to address any hazardous substances release.

The Notice of Completion and accompanying documents indicate that an expansion of the number of dwellings within the city of Crescent City is planned. These dwellings will be constructed in residential, recreational, and commercial settings. Sites where dwellings will be constructed may be impacted by current and/or historical operations. Prior to commencement of construction, a historical survey of sites potentially impacted by hazardous substances should be performed to identify those sites that may pose a threat to human health or the environment. Based on this survey, sampling will need to be performed to determine if site soils are contaminated. If site soils are determined to be contaminated, it will need to be addressed as part of this project.

For example, if the remediation activities include the need for soil excavation, the CEQA document should include: (1) an assessment of air impacts and health impacts associated with the excavation activities; (2) identification of any applicable local standards which may be exceeded by the excavation activities, including dust levels and noise; (3) transportation impacts from the removal or remedial activities; and (4) risk of upset should be there an accident at the Site.

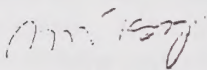
The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our Web-site at www.dtsc.ca.gov.

Ms. Diane Mutchie
August 4, 2003
Page 2

DTSC can assist your agency in overseeing characterization and cleanup activities through our Voluntary Cleanup Program. A fact sheet describing this program is enclosed. We are aware that projects such as this one are typically on a compressed schedule, and in an effort to use the available review time efficiently, we request that DTSC be included in any meetings where issues relevant to our statutory authority are discussed.

If you have any questions or would like to schedule a meeting, please contact Jonathan Largent of my staff at (510) 540-3836. Thank you in advance for your cooperation in this matter.

Sincerely,



Denise Tsuji, Unit Chief
Northern California – Coastal Cleanup
Operations Branch

Enclosures

CC: without enclosures

Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044

Guenther Moskat
CEQA Tracking Center
Department of Toxic Substances Control
P.O. Box 806
Sacramento, California 95812-0806

SEE STAFF REPORT IN "APPENDIX F" FOR RESPONSE
SEE PUBLIC PARTICIPATION FOR FINDINGS/RESOLUTION

NOTICE OF INTENT
TO ADOPT A
NEGATIVE DECLARATION

A recommendation is hereby made by the City of Crescent City that a Negative Declaration based upon a previously adopted Program EIR for the Crescent City General Plan/Coastal Plan update 2000-2020 (SCH# 2000032062) be adopted for the project(s) listed below pursuant to the California Environmental Quality Act :

Applicant: City of Crescent City

Location: Citywide

Project: An update of the City of Crescent City General Plan Housing Element for the 2001-2008 as required by state mandates to provide for development of accessible and affordable housing per State Housing Element Guidelines and the Regional Housing Needs Allocation Plan prepared by the California Department of Housing and Community Development. Information regarding background of the community, housing and needs along with assessments of past activities and opportunities and constraints for future activities in housing development are included including proposed policies which provide for future housing development in the community. No changes to any other portion of the recently updated General Plan text or maps, or the recently approved implementing Zoning text or maps, are proposed by this project.

A copy of the draft Housing Element, a summary of the draft Housing Element, the Negative Declaration, and the prior EIR documentation is available for public review or purchase at the Crescent City Planning Department, 377 J St Crescent City, CA 95531 or at 707-464-9506. The public review period for the above ends on August 11, 2003 and public comments must be submitted to the City in writing by that date. This proposed Negative Declaration is intended for adoption by the City of Crescent City Planning Commission as "lead agency" at its regular meeting on Wednesday September 10, 2003 at 5:30 P.M at the Crescent City Cultural Center, 1001 Front Street, Crescent City, CA.

Date: July 14, 2003

Publish: July 19, 2003

NOTICE OF INTENT
TO ADOPT A
NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that, based on a "preliminary analysis", the acting lead agency intends to adopt a negative declaration for the project(s) listed on this notice.

A copy of the proposed Negative Declaration is available for public review in the Community Development Department, Planning Division, 981 H Street, Suite 110, Crescent City, CA, 95531. Additional information may be obtained by contacting the Department at (707) 464-7253.

The public review period for proposed negative declarations is 30 days from the date of this notice. Any public comment should be received in writing on or before August 15, 2003. This proposed negative declaration is intended for adoption by the Del Norte County Planning Commission as "lead agency". The Commission will consider the project(s) listed at the following hearing:

DATE OF HEARING: September 3, 2003
TIME: 7:00 p.m
PLACE: Del Norte County Board of Supervisors Chambers
981 H Street, Suite 100, Crescent City, CA

ITEM(S) TO BE CONSIDERED:

State mandated updating of the Del Norte County/City of Crescent City General Plan 2001-2008 including an assessment of housing activity since 1991, an analysis of current and projected housing needs in the community and a program to address identified needs. Programs proposed involve the continuation of current agencies and organizations in obtaining and administering funds to provide for special housing needs such as rehabilitation, domestic violence shelter, and assisted housing units. No changes in land use or land use densities are proposed. Future projects undertaken will be subject to separate specific environmental review at the time of their proposal.

DATE:	July 11, 2003	Del Norte County
		Planning Division
PUBLISH:	July 26, 2003	Community Development Dept.

DRAFT
INITIAL ENVIRONMENTAL STUDY

A. BACKGROUND

1. Project title: Del Norte County General Plan Housing Element 2001-2008
2. Lead agency name and address:
County of Del Norte
981 H Street, Suite 110
Crescent City, CA 95531
3. Contact person and phone number:
Heidi Kunstal, Long Range Planner
(707) 464-7254
4. Project location: Countywide
5. Project sponsor's name and address:
Same as above.
6. General plan designation: Various
7. Zoning: Residential,
Multifamily, and Rural
Residential

B. DESCRIPTION OF PROJECT

Project Description

The Housing Element is a State-mandated component of the General Plan. It is a comprehensive statement of the County's current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs at all income levels. The Del County Housing Element is based on eight goals:

- 1) To insure total dwelling capacity equal to the County new construction objectives outlined in the above Housing Program Objectives table for the 2001-2008 time period.
- 2) To provide for sites suitable for the development of a variety of housing types by tenure, income level and targeted need in the City and County during 2001-2008.
- 3) To assist in the development of adequate housing to meet the needs of low/very low and moderate income households.
- 4) To address, and where appropriate and legally possible, remove governmental constraints.
- 5) To conserve and improve existing housing stock.
- 6) To encourage energy conserving practices in the maintenance of existing dwelling and in new residential development.

- 7) To promote equal housing opportunity.
- 8) To ensure that the goals and programs of this document are reviewed and utilized during the planning period and updated in a timely manner.

The Housing Element must be consistent with the other General Plan elements. As required by State law, the housing element addresses internal consistency of the County's General Plan. Section II, Housing Element Goals, Policies and Objectives, identifies the means by which the County will achieve consistency between the Housing Element and the other General Plan elements. In terms of projected capacity for housing production, the Housing Element is consistent with the General Plan Land Use Element, with the respect the Regional Housing Needs Determination requirement to accommodate 1,350 new units by the end of June 2008. The County has identified vacant sites with a capacity of 1,651 and another 999 vacant sites contingent upon either a Rezone and/or General Plan Amendment. These units would result in additional housing stock beyond the required units which are already met by the 1,651 vacant sites. The County has identified these units in Appendix C of the Housing Element. As a policy and action document, the Housing Element is consistent with the General Plan adopted in 2003, and thus the Environmental Impact Report prepared in 1999 and certified in 2003 is relied upon for its identification of mitigation measures related to the General Plan as a whole. The Initial Environmental Study for this Housing Element discusses reasonably foreseeable environmental consequences within the framework of the General Plan and the General Plan EIR. Specific development proposals will be subject to additional CEQA review of the project with regard to specific environmental impacts.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| ☐ Aesthetics | ☐ Agriculture Resources | ☐ Air Quality |
| ☐ Biological Resources | ☐ Cultural Resources | ☐ Geology /Soils |
| ☐ Hazards & Hazardous Materials | ☐ Hydrology / Water Quality | ☐ Land Use / Planning |
| ☐ Mineral Resources | ☐ Noise | ☐ Population / Housing |
| ☐ Public Services | ☐ Recreation | ☐ Transportation/Traffic |
| ☐ Utilities / Service Systems | ☐ Mandatory Findings of Significance | |

C. DRAFT DETERMINATION

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

David Kunstal
Signature

July 11, 2003
Date

D. PROJECT SETTING:

The Housing Element will be adopted policy and program document applicable to housing issues throughout the unincorporated County of Del Norte.

E. OTHER PUBLIC AGENCIES APPROVAL:

None.

F. ENVIRONMENTAL IMPACTS

Issues:

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

I. AESTHETICS -- Would the project:

a) Have a substantial adverse effect on a scenic vista?



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	✓
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	✓
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	✓

Discussion:

- a. The Housing Element will not result in effects upon scenic vistas. Any specific housing project that might result in a physical change to scenic vista will be subject to the CEQA review process.
- b. Policies and programs in the Housing Element will not damage or affect scenic resources as they are consistent with other General Plan policies and programs established to preserve natural features. The County of Del Norte has several sections of State-designated scenic highway however none of those sections are in areas subject to residential development. Therefore, the Housing Element would not result in impacts to historic buildings within a state scenic highway.
- c. The Housing Element will not alter or reduce County standards and guidelines for visual quality. Other General Plan policies and Planning Programs are established to achieve high visual and design standards in the community.
- d. Lighting is not addressed in the Housing Element.

II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	✓
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	✓
c) Involve other changes in the existing				

environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

☐
☐
☐


Discussion:

a. The Housing Element does not propose to convert any prime farmland, unique farmland or farmland of statewide importance to a non-agricultural use. As part of the County's recent General Plan Update several parcels of land outside of the Coastal Zone were changed from Agriculture (5 acre minimum) to residential. These agricultural lands were not deemed to be of statewide significance. The General Plan EIR addressed the land use changes on these parcels. Additional review under CEQA will be required when the applicants rezone the subject lands. Lands designated as agricultural use were not considered as vacant sites for future development in the vacant land study.

b. The County has no lands that fall under a Williamson Act contract. Residential development will not conflict with agricultural use based on policies and programs in the County's General Plan that protect the right-to-farm. Agricultural buffers of 100 ft. are typically applied to residential development adjacent to lands designated for agricultural use.

b. See the response to (b) above which references the County's General Plan Policies and Programs related to the right-to-farm.

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?

☐
☐
☐


b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

☐
☐
☐


c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

☐
☐
☐


d) Expose sensitive receptors to substantial pollutant concentrations?

☐
☐
☐


e) Create objectionable odors affecting a substantial number of people?

☐
☐
☐


Discussion:

a, b, c, d & e As discussed in the project description, the Housing Element does not change development capacity within the County. The Housing Element has a policy (C.1) encouraging development for targeted housing needs and special housing needs near existing transit facilities, thus contributing to mitigation of air quality impacts. The

County General Plan has a Section on Air Resources which includes policies aimed at protecting an improving air quality in Del Norte County and the Region. Refer to Policies 1.F.1 through 1.F.10. .

IV. BIOLOGICAL RESOURCES – Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|---|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | ☐ | ☐ | ☐ | ✓ |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | ☐ | ☐ | ☐ | ✓ |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | ☐ | ☐ | ☐ | ✓ |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | ☐ | ☐ | ☐ | ✓ |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | ☐ | ☐ | ☐ | ✓ |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | ☐ | ☐ | ☐ | ✓ |

Discussion:

a through f The Housing Element does not contain development goals or policies that conflict with the County's conservation objectives as defined in the County General Plan. Any specific housing project will have separate CEQA analysis. At that time, conformance with the General Plan policies which mitigate potential biological impacts (if any) will be analyzed. Policies and implementation measures contained in the General Plan EIR as mitigation measures include those subjects included in Chapter 6 – Natural Resources such as 6.1 Marine Resources, 6.2 Water Resources, 6.3 Agricultural Resources, 6.4 Forestry Resources, 6.5 Extractive Resources, 6.6 Biological Resources, 6.7 Onshore Fisheries Resources and 6.8 Air Quality.

V. CULTURAL RESOURCES – Would the

project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	✓
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	✓
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	✓
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	✓

Discussion:

a through d The Housing Element will not result in any physical impacts upon cultural resources. The pattern, distribution, and intensity of development within the unincorporated Del Norte County will be consistent with the County's General Plan. Potential impacts on cultural resources are addressed through the implementation of General Plan Policies 5.H.1 through 5.H.13., which aims to protect cultural resources throughout the County.

VI. GEOLOGY AND SOILS -- Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☐	✓
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	✓
ii) Strong seismic ground shaking?	☐	☐	☐	✓
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	✓
iv) Landslides?	☐	☐	☐	✓
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	✓
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	✓

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|---|
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | ☐ | ☐ | ☐ | ✓ |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | ☐ | ☐ | ☐ | ✓ |

Discussion:

a.i-iv With respect to seismic related hazard or ground rupture, ground failure/liquefaction, and landslide, the Housing Element will have no impact. Development approved under the Housing Element, as part of the overall General Plan, will be consistent with the mitigation measures contained in the General Plan, resulting in a less-than-significant level of impact. Refer specifically to Section 2 – Safety and Noise with policies and mitigation measures related to seismic hazards and geologic hazards.

b. The Housing Element does not in itself involve the development proposals on specific sites, and thus will not result in substantial soil erosion or loss of topsoil. The General Plan EIR identifies policies which mitigate potential impacts of regarding soils erosion: Geologic Hazards 2.C.2 to 2.C.4, Storm Drainage 7.J.1 through 7.J. 6, Compact Urban Development 3.C.5, Surface Water and Groundwater Quality 1.B.5 and 1.B.8.

c. and d. The Housing Element does not in itself involve development proposals on specific sites, and thus will not result in a project on unstable or expansive sites. Specific development proposals would be subject to CEQA analysis of site-specific geotechnical investigation.

e. The County has an On-Site Sewage Disposal Ordinance (Chapter 14.12) that is based on the Klamath Basin Plan as prepared by the Regional Water Quality Control Board. All on-site sewage disposal systems are reviewed and approved based on the standards included in this ordinance.

VII. HAZARDS AND HAZARDOUS MATERIALS Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|---|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | ☐ | ☐ | ☐ | ✓ |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | ☐ | ☐ | ☐ | ✓ |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | ☐ | ☐ | ☐ | ✓ |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | ☐ | ☐ | ☐ | ✓ |

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	✓
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	✓
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	✓
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	✓

Discussion:

a through c: Residential development or conservation of the County’s existing housing supply would not involve hazardous materials or processes that would result in creating hazardous material exposure or emissions within ¼ mile of a school.

d. The Housing Element is a policy and action document, and does not in itself involve development proposals on specific sites. As such there is no significant impact with respect to the list of hazardous sites compiled pursuant to Government Code Section 65962.5.

e. The project will not result in safety hazards related to aviation because it does not in itself involve development on specific sites. There are three public airstrips in Del Norte County. They are McNamara Airfield in the Crescent City area, Ward Field in Gasquet and McBeth Field in Klamath. Any residential development applications within 2 miles of these sites will be reviewed to protect people residing or working in the project area from safety hazard. The County currently applies all rules and regulations of the FAA and the California Department of Transportation Division of Aeronautics with regard to the placement of new structures.

f. The Housing Element will not result in hazards due to proximity a private airstrip because the Housing Element does not in itself involve development proposals on specific sites. In addition, there are no private within Del Norte County at this time.

g. The project does not in itself involve development proposals on specific sites, and thus will not impair implementation of, or physically interfere with, an adopted emergency response plan or evacuation plan.

h. The Housing Element does not in itself involve development proposals on specific sites, and thus will not result in exposure of people or structures to risk involving wildland fires. The General Plan EIR identifies thirteen fire/emergency response policies that mitigate impacts of demand for particular. Of these, Policies 2.E.3 – 2. E.5 address development in fire hazard areas or areas with minimal fire protection and Policy 2.E.8 addresses the protection of old structures through upgrades to meet current codes.

VIII. HYDROLOGY AND WATER QUALITY

-- Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|---|
| a) Violate any water quality standards or waste discharge requirements? | ☐ | ☐ | ☐ | ✓ |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | ☐ | ☐ | ☐ | ✓ |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | ☐ | ☐ | ☐ | ✓ |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | ☐ | ☐ | ☐ | ✓ |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | ☐ | ☐ | ☐ | ✓ |
| f) Otherwise substantially degrade water quality? | ☐ | ☐ | ☐ | ✓ |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | ☐ | ☐ | ☐ | ✓ |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | ☐ | ☐ | ☐ | ✓ |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | ☐ | ☐ | ☐ | ✓ |
| j) Inundation by seiche, tsunami, or mudflow? | ☐ | ☐ | ☐ | ✓ |

Discussion:

a and b. The potential for environmental impacts due to development is addressed in the General Plan EIR by Policy 7.B.1 which states that that the County shall approve new development only if an adequate water supply to

serve such development is demonstrated and require that water supplies serving new development meet State water quality standards. Also, Policy 7.A.1 ensures that adequate facilities are available for will be available before new development may be approved.

d, e, and f. The potential for environmental impacts due to development was addressed in the General Plan EIR through policies 7.J.1 through 7.J.5. These policies ensure that the impact of new development on the stormwater drainage system is less than significant.

g, h, and i The Housing Element will not result in hazards due to location of development within flood plains. The General Plan includes Policies 2.D.1, 2.D.2, 2.D.4 and 2.D.6 that previously mitigated this potential impact to a less-than-significant level.

j. There are not identified mudflow risks in Del Norte County. Any identified in the future would be subject to General Plan policies contained in Section 2.B Seismic Hazards. This same section addresses and mitigates other seismic hazards including tsunami and seiche occurrences.

IX. LAND USE AND PLANNING - Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community? | ☐ | ☐ | ☐ | ☒ |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | ☐ | ☐ | ☐ | ☒ |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | ☐ | ☐ | ☐ | ☒ |

Discussion:

a. The Housing Element does not in itself involve development proposals on specific sites, and thus will not result in potential adverse impacts that may physically divide an established community.

b. The Housing Element is part of the General Plan. It has been analyzed and found to be consistent with the rest of the General Plan Elements. The analysis set forth in Section II Housing Element Goals, Policies and Objectives. The Housing Element is specifically consistent with the Land Use Diagram of the General Plan, as the potential for new housing production identified in the Regional Needs Determination can be accommodated with sites currently zoned to allow residential and/or mixed use development including residences.

c. No Habitat Conservation Plans or Natural Community Conservation Plans will be affected by the Housing Element, because none are in effect outside of commercial timberlands in Del Norte County.

X. MINERAL RESOURCES -- Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | ☐ | ☐ | ☐ | ☒ |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

☐
☐
☐
☒

Discussion:

a and b: Del Norte County has some sand and gravel extraction from river, terrace, and beach deposits. Aggregate mining activities occur primarily along the Smith and Klamath Rivers. There is a limited amount of open-pit mining of aggregate resources, none of which are located along streams and rivers. The locations of aggregate resources currently operate with State and County permits. The County continues to implement the State approved Surface Mining and Reclamation Act (SMARA) ordinance. The General Plan EIR policies 1.I.2 – 1.I.4 and 1.I.6 which address concerns regarding the potential for habitat degradation resulting from extraction activities and the need to ensure that sand and gravel extraction does not exceed replenishment. Policies 1.I.5 and 1.I.7 also address concerns regarding conflicts between mining operations and other land uses; in particular, they identify requirements that, where mining areas are located near more developed land uses, buffer zones be designated to protect both areas from conflicts.

XI. NOISE – Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

☐
☐
☐
☒

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

☐
☐
☐
☒

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

☐
☐
☐
☒

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

☐
☐
☐
☒

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

☐
☐
☐
☒

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

☐
☐
☐
☒

Discussion:

a, b, c, d: The General Plan Housing Element will not result in exposure of persons to noise in excess of established standards or excessive vibration or groundborne noise. Nor will there be permanent or temporary increases in ambient noise levels within the citywide project area. No physical projects are proposed as part of the Housing

Element. Any project proposals will be reviewed for conformance with the General Plan policies which mitigate potential noise impacts: 2.H.1 through 2.H.7.

e. Projects located within 2 miles of a public airstrip will be evaluated on a case-by-case basis using the rules and regulations of the Federal Aviation Administration with regard to the construction of residential development near an airport. This process is currently undertaken by the County Airport Manager and the County Community Development Department.

f. No private airstrip is located in proximity to the project area.

XII. POPULATION AND HOUSING -- Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

☐
☐
☐
☒

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

☐
☐
☐
☒

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

☐
☐
☐
☒

Discussion:

a. The housing element is only one part of the General Plan, which establishes policy to guide the orderly development of the community. The County of Del Norte is a mixture of urbanized area around Crescent City and primarily rural outside of this area with the exception of some urban pockets in the Smith River area and Klamath. Due to a combination of lands under public ownership, lands privately owned but designated for resource uses and lands privately owned but with significant environmental constraints, a limited amount of land remains for residential development. Specifically, the County does not have any geographic area where substantial growth-inducing impacts could be caused. Population growth foreseen by the General Plan is not a substantial increase that could result in a significant impact, because the growth contemplated is mitigated through all of the general plan policies identified in the General Plan Final EIR.

b, c The Housing Element will mitigate this potential impact of growth, in that several Housing Element policies address conservation and retention of housing stock:

-Policies E.1, E.2, Housing Rehabilitation. The County will continue using available subsidies for the rehabilitation of targeted income owner and rental residential units. Older residential areas will be targeted where rehabilitation is most needed.

-Policy E.5 Conversion of Rental Units. The County will address the conversion of assisted rental units to market units for the 2008 Housing Element Update.

-Policies F.2 and F.4, Energy Conservation. The County will continue to enforce the State's Energy Conservation Standards for new residential construction and additions to existing structures. Also, the County encourages and supports the efforts of local electrical energy providers to re-establish energy efficient programs for local customers.

Although not specifically listed as a policy in the Housing Element, the County does follow State Law with regard to the conversion of mobile home parks to other uses. The County would process a conditional use permit that

requires project proponents to address the loss of housing issue and to identify possible relocation sites prior to approval for conversion of the use.

XIII. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	☐	☐	☐	✓
Police protection?	☐	☐	☐	✓
Schools?	☐	☐	☐	✓
Parks?	☐	☐	☐	✓
Other public facilities?	☐	☐	☐	✓

Discussion:

A.1 Fire Protection: The General Plan EIR identifies the impact of development within the parameters of the General Plan with regard to fire protection to be mitigated to a less than significant level with the following mitigating policies: 7.H.2, 7.H.3

a.2 Police Protection: The General Plan EIR identifies the impact of development within the parameters of the General Plan with regard to police services to be mitigated to a less than significant level with the following mitigating policies: 7.G.1 through 7.G.4.

a.3 Schools. The General Plan EIR identifies the impact of development within the parameters of the General Plan with regard to schools to be mitigated to a less than significant level with the following mitigating policies: 7.H.2 and 7.H.3.

a.4. Parks. The General Plan EIR identifies the impact of development within the parameters of the General Plan with regard to parks to be mitigated to a less than significant level with the following mitigating policies: 5.A.1, 5.A.3 and 5.A.10.

a.5 Other Public Facilities. The General Plan EIR identifies the impact of development within the parameters of the General Plan with regard to other public facilities to be mitigated to a less than significant level with the following mitigating policies: 7.A.1 and 7.I.1.

XIV. RECREATION --

a) Would the project increase the use of existing neighborhood and regional parks or other ☐ ☐ ☐ ✓

recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

☐
☐
☐


Discussion:

a and b: The General Plan EIR identifies the impact of development within the parameters of the General Plan with regard to recreation to be mitigated to a less than significant level with the following mitigating policies: 5.A.1, 5.A.3, 5.A.4, 5.A.5, 5.A.6 and 5.A.8.

XV. TRANSPORTATION/TRAFFIC – Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

☐
☐
☐


b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

☐
☐
☐


c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

☐
☐
☐


d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

☐
☐
☐


e) Result in inadequate emergency access?

☐
☐
☐


f) Result in inadequate parking capacity?

☐
☐
☐


g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

☐
☐
☐


Discussion:

a and b: The project will have no adverse affect such as substantial increase in traffic, or traffic in excess of an established level of service standard because the Housing Element will generate no new vehicular traffic. The County currently reviews all development projects to determine if they will have an impact on traffic and require a

mitigation measure. The County will continue this process. The Housing Element does not address specific development proposals.

c. The Housing Element will have no effect upon air traffic patterns, as the amount of housing growth contemplated by the County's General Plan will not result in changes to patterns of air traffic. Nor will the Housing Element involve locational changes that result in safety risks, because the plan does not address specific development proposals.

d. Normal County review procedures address conformance with safety standards, reducing potential impact to less than significant.

e. The General Plan EIR identifies the impact of the parameters of the General Plan with regard to emergency access to be mitigated to a less than significant level with the following mitigating policies: 8.A.6, 8.B.2, 8.B.4, 8.B.8, and 8.B.9.

f. The General Plan EIR identifies the impact of development within the parameters of the General Plan with regard to parking capacity to be mitigated to a less than significant level with the following mitigating policy: 8.B.10

g. The Housing Element does not conflict with the adopted policies, plan, or programs supporting alternative transportation through Policy E.5 in the Housing Element and Policies 8.C.6, 8.E.1, 8.E.3 in the General Plan EIR. The Del Norte County Bicycle Plan 2003 is consistent with the policies of the General Plan and Housing Element.

XVI. UTILITIES AND SERVICE SYSTEMS -

Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	✓
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	✓
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	✓
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	✓
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	✓
f) Be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs?	☐	☐	☐	✓

g) Comply with federal, state, and local statutes and regulations related to solid waste?

☐☐☐

Discussion:

a. and b On-site sewage systems are regulated through Del Norte County code Chapter 14.12 as previously mentioned. The standards set in this chapter provide for the compliance with Regional Water Quality Control Board standards. Policy 7.A.1 of the County General Plan ensures that adequate facilities are available or will be available before new development may be approved. Both the City General Plan (4.C.2) and the County General Plan (7.C.3) provide for both entities to work together to develop a wastewater master plan for the Crescent City urban area. At the present time the City of Crescent City is examining options to expanding the existing regional plant in order to accommodate anticipated future growth in the urban area. Any construction or alteration activities of the City at the regional plant will include mitigation measures to address any significant environmental effects.

c. The General Plan EIR examined future stormwater impacts and concluded the adopted policies ensure that the impact of new development on the stormwater drainage system will be less than significant.

d. The General Plan EIR identifies the impact of development within the parameters of the General Plan with regard to water supplies to be mitigated to a less than significant level with the following mitigating policies: 7.B.1, 7.B.3 through 7.B.5 and 7.B.9.

e. The expansion of capacity at the regional wastewater treatment plant is in the design stages at the present time. Improvements to the County and City collection system have reduced the hydraulic load at the regional plant. City staff expect to request additional sewage capacity as a result of the reduce flows to the plant. This connection capacity is anticipated to carry the demand during the design and construction of the improvements to the regional plant which are designed to provide sewage treatment capacity to the year 2027 which is beyond the planning horizon for this housing element.

f. The General Plan EIR identifies the impact of development within the parameters of the General Plan with regard to water supplies to be mitigated to a less than significant level with the following mitigating policy: 7.D.2

g. The General Plan identifies the impact of development within the parameters of the General Plan with regard to water supplies to be mitigated to a less than significant level with the following mitigating policy: 7.D.1 and 7.D.5

XVII. MANDATORY FINDINGS OF SIGNIFICANCE --

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

☐☐☐

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects

☐☐☐

of probable future projects)?

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?



G. DISCUSSION OF ENVIRONMENTAL EVALUATION:

The project provides substantial benefits, including environmental benefits, to the County. Following are discussions of the project's environmental benefits.

Environmental benefits: Adoption of the Housing Element is part of the ongoing planning process for orderly, rational development of the unincorporated County. As such, the Housing Element does not have specific environmental benefits, but will result in beneficial effects of contributing to environmentally beneficial aspects of the General Plan, such as establishing policy and programs to assure that future development responds to neighborhood character, site features, environmental constraints and the availability of public services and adequate roadway capacity. The General Plan will also allow the development of additional housing, including affordable housing, which could have a beneficial impact of increasing affordable housing opportunities and creating an environment where housing is combined successfully with commercial and transit uses.

Potential Adverse Impacts: The project will not have any potentially significant adverse impacts. The Housing Element does not control density or location of development. As discussed in the project description, the Housing Element must be consistent with the other General Plan elements. As required by State law, the housing element addresses Internal Consistency of the General Plan. General Plan Consistency on page 3 of the Introduction identifies the means by which the County will achieve between the Housing Element and the other General Plan Policies. In terms of projected capacity for housing production, the Housing Element is consistent with the General Plan Land Use Element, with respect to the Regional Housing Needs Determination requirement to accommodate 1,350 new units by the end of June 2008. The County has identified major approved projects and major vacant lands with capacity for 1,651 units in Appendix C of the Housing Element. As a policy and action document, the Housing Element is consistent with the rest of the General Plan adopted in January 2003 and the Final EIR which was certified in January 2003. The Final EIR is relied upon for its identification of mitigation measures applicable to the General Plan as a whole.

I. POTENTIALLY SIGNIFICANT IMPACTS:

There are no potentially significant impacts as a result of this project.

II. MITIGATION OF POTENTIALLY SIGNIFICANT IMPACTS:

No mitigation measures are proposed to be adopted with the Negative Declaration for the Del Norte County Housing Element.

III. REFERENCES

1. County of Del Norte General Plan
2. County of Del Norte Final Environmental Impact Report

NOTICE OF DETERMINATION

TO: X Office of Planning and Research
 1400 Tenth Street, Room 222
 Sacramento, CA 95814
 or
 County Clerk
 County of Del Norte

FROM: Del Norte County
 Board of Supervisors
 981 H Street, Suite 200
 Crescent City, CA 95531

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

<u>Del Norte County</u>	<u>Housing Element/GPA0302</u>
<u>Applicant Name</u>	<u>Project Title/Project Number</u>
<u>981 H Street, Suite 110 Crescent City, CA 95531</u>	<u>707-464-7254</u>
<u>Applicant Address</u>	<u>Telephone Number</u>
<u>2003072081</u>	<u>707-464-7254</u>
<u>State Clearinghouse Number</u>	<u>Telephone Number</u>
<u>Heidi Kunstal</u>	
<u>Contact Person</u>	
<u>Countywide, Crescent City</u>	
<u>Project Location</u>	

State mandated updating of the Del Norte County/City of Crescent City General Plan/Housing Element 2001-2008
Project Description

This is to advise that the Planning Commission has approved the above described project and has made the following determinations regarding the above described project:

1. The project will, X will not, have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
- X A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

The EIR or Negative Declaration and record of project approval may be examined at:

Del Norte County Community Development Dept., Planning Division
 981 H Street, Suite 110
 Crescent City, CA 95531

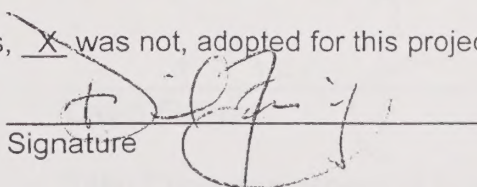
3. Mitigation measures were, X were not, made a condition of the approval of the project.
4. A statement of Overriding Considerations was, X was not, adopted for this project.

Date Received for Filing

FILED

NOV - 3 2003

CLERK - RECORDER
 COUNTY OF DEL NORTE


Signature
Chairman of the Board
Title

Calif. Dept. of Fish and Game Sec. 711.4(c)
 Applicable Fee: Neg.Dec. (\$1,275) EIR (\$875) X Exempt

CALIFORNIA DEPARTMENT OF FISH AND GAME

CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

PROJECT TITLE/LOCATION (INCLUDING COUNTY):

*** DEL NORTE COUNTY – General Plan Housing Element Revision - GPA0302 – Countywide, Del Norte County, California.

PROJECT DESCRIPTION:

The subject project is the State mandated updating of the Del Norte County/City of Crescent City General Plan 2001-2008 which includes an assessment of housing activity since 1991, an analysis of current and projected housing needs in the community and programs to address identified needs. Programs proposed involve the continuation of current agencies and organizations in obtaining and administering funds to provide for special housing needs such as the rehabilitation of existing residences, operation of the domestic violence shelter, and providing for assisted housing units. No changes in land use or land use densities are proposed. Future projects undertaken will be subject to separate specific environmental review at the time of their proposal.

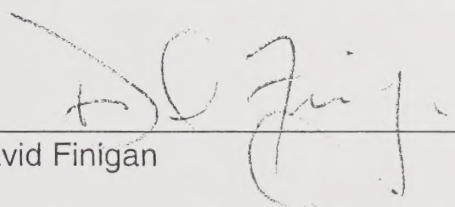
FINDINGS OF EXEMPTION (ATTACH AS NECESSARY):

A) An initial study has been conducted by the lead agency so as to evaluate the potential for adverse environmental impact; and

B) Considering the record as a whole there is no evidence before the lead agency that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which the wildlife depends, as defined in Section 711.2, of the Fish and Game Code.

CERTIFICATION:

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.



David Finigan

Title: Chairman, Board of Supervisors
Lead Agency: Del Norte County
Date: October 30, 2003



Gray Davis
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse



Tal Finney
Interim Director

August 15, 2003

Heidi Kunstal
Del Norte County
981 H Street, Suite 110
Crescent City, CA 95531

Subject: Del Norte County General Plan Housing Element Revision 2001-2008
SCH#: 2003072081

Dear Heidi Kunstal:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. The review period closed on August 14, 2003, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Terry Roberts
Director, State Clearinghouse

Document Details Report
State Clearinghouse Data Base

SCH# 2003072081
Project Title Del Norte County General Plan Housing Element Revision 2001-2008
Lead Agency Del Norte County

Type Neg Negative Declaration
Description The Housing Element is a comprehensive statement of the County's current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs at all income levels. The Element includes eight goals with related policies and implementation measures to meet those needs.

Lead Agency Contact

Name Heidi Kunstal
Agency Del Norte County
Phone 707.464.7254
email
Address 981 H Street, Suite 110
City Crescent City **State** CA **Zip** 95531
Fax

Project Location

County Del Norte
City
Region
Cross Streets
Parcel No.

Township	Range	Section	Base
-----------------	--------------	----------------	-------------

Proximity to:

Highways
Airports
Railways
Waterways
Schools
Land Use The Housing Element is a Countywide revision of the City of Crescent City / Del Norte County.

Project Issues Coastal Zone; Economics/Jobs; Population/Housing Balance; Public Services; Water Supply; Growth Inducing; Landuse

Reviewing Agencies Resources Agency; Department of Conservation; California Coastal Commission; Department of Fish and Game, Region 1; Office of Historic Preservation; Department of Parks and Recreation; Regional Water Quality Control Board, Region 1; Department of Toxic Substances Control; Caltrans, Division of Aeronautics; Caltrans, District 1; California Highway Patrol; Department of Housing and Community Development; Department of Food and Agriculture; Native American Heritage Commission

Date Received 07/16/2003 **Start of Review** 07/16/2003 **End of Review** 08/14/2003

Note: Blanks in data fields result from insufficient information provided by lead agency.

APPENDIX F

Housing and Community Development Review

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Division of Housing Policy Development

1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177
FAX (916) 327-2643



December 29, 2003

Mr. Dave Wells, City Manager
City of Crescent City
377 'J' Street
Crescent City, California 95331

Dear Mr. Wells:

RE: Review of the City of Crescent City's Adopted Housing Element

Thank you for submitting Crescent City's housing element adopted October 20, 2003 and received for our review on November 18, 2003. As you know, the Department of Housing and Community Development (Department) is required to review adopted housing elements and report our findings to the locality pursuant to Government Code Section 65585(h).

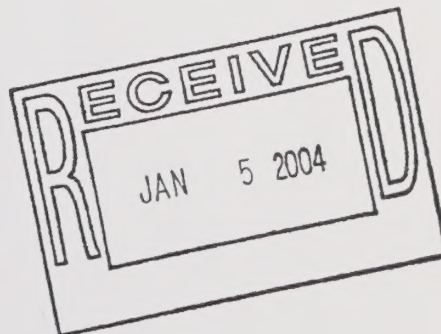
The adopted element addresses the statutory requirements described in the Department's August 4, 2003 review. We are therefore pleased to find Crescent City's adopted element in compliance with State housing element law (Article 10.6 of the Government Code). The element now includes a more detailed land inventory analysis and strengthens programmatic commitments to facilitate housing for households with lower incomes. We appreciate the efforts of the City to develop land-use strategies and programs to address its share of the regional housing need.

We appreciate the cooperation of Ms. Diane Mutchie, during the course of our review. We wish Crescent City much success in implementing its housing and land-use programs and look forward to following the City's annual progress and achievements, through the annual general plan progress reports required pursuant to Government Code Section 65400. If we can provide any additional assistance in implementing the element, please contact Paul Mc Dougall, of our staff, at (916) 322-7995.

In accordance with requests pursuant to the Public Records Act, we are forwarding copies of this letter to the persons and organizations listed below.

Sincerely,

Cathy E. Creswell
Deputy Director



cc: Diane Mutchie, Planning Director, City of Crescent City
Mark Stivers, Senate Committee on Housing & Community Development
Suzanne Ambrose, Supervising Deputy Attorney General, AG's Office
Terry Roberts, Governor's Office of Planning and Research
Nick Cammarota, California Building Industry Association
Marcia Salkin, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Weiner, California Coalition for Rural Housing
John Douglas, AICP, Civic Solutions
Deanna Kitamura, Western Center on Law and Poverty
S. Lynn Martinez, Western Center on Law and Poverty
Alexander Abbe, Law Firm of Richards, Watson & Gershon
Michael G. Colantuono, Colantuono, Levin & Rozell, APC
Ilene J. Jacobs, California Rural Legal Assistance, Inc.
Richard Marcantonio, Public Advocates



DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Division of Housing Policy Development

1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177
FAX (916) 327-2643

December 29, 2003

Ms. Jeannine Galatioto
County Administrator
Del Norte County
981 'H' Street, Suite 210
Crescent City, California 95531

Dear Ms. Galatioto:

RE: Review of Del Norte County's Adopted Housing Element

Thank you for submitting Del Norte County's housing element adopted October 20, 2003 and received for our review on November 18, 2003. The Department of Housing and Community Development (Department) is required to review adopted housing elements and report our findings to the locality pursuant to Government Code Section 65585(h).

As you know, the Department's August 12, 2003 review found Del Norte County's revised draft element addressed the statutory requirements of State housing element law. As the adopted element is substantially the same as the draft, we are pleased to find the adopted element in compliance with State housing element law (Article 10.6 of the Government Code). We appreciate the County's leadership in addressing housing needs, including efforts to proactively facilitate and assist development of housing affordable to lower-income households.

We wish Del Norte County success in implementing its housing element and land-use programs. We look forward to following the County's progress through the annual general plan reports pursuant to Government Code Section 65400. We appreciate the hard work and professionalism of your staff, Ms. Heidi Kunstal, during the course of our review. If we can assist in implementing your housing element, please contact Paul Mc Dougall, of our staff, at (916) 322-7995.

In accordance with requests pursuant to the Public Records Act, we are forwarding copies of this letter to the persons and organizations listed below.

Sincerely,

A handwritten signature in dark ink, appearing to read "Cathy E. Creswell".

Cathy E. Creswell
Deputy Director

cc: Heidi Kunstal, Del Norte County
Ernest Perry, Director, Del Norte County
Mark Stivers, Senate Committee on Housing & Community Development
Suzanne Ambrose, Supervising Deputy Attorney General, AG's Office
Terry Roberts, Governor's Office of Planning and Research
Nick Cammarota, California Building Industry Association
Marcia Salkin, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
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S. Lynn Martinez, Western Center on Law and Poverty
Alexander Abbe, Law Firm of Richards, Watson & Gershon
Michael G. Colantuono, Colantuono, Levin & Rozell, APC
Ilene J. Jacobs, California Rural Legal Assistance, Inc.
Richard Marcantonio, Public Advocates

HOUSING ELEMENT REVIEW WORKSHEET

Locality: <u>City of Crescent City</u>	Draft <u>XX</u>	Adopted _____
HCD Receipt Date _____	Phone # <u>(707) 464-9506</u>	
Contact Person <u>Diane Mutchie</u>	Coastal Zone <u>Partial</u>	

Section numbers refer to the Government Code Article 10.6. Please provide the information referred to and the element page number(s) where the information is located.

I. Review and Revision

- | | |
|--|---------------------|
| | Page # |
| A. Evaluation and revision of the previous element according to the criteria of Section 65588(a) and (b) | <u>3-1</u> |
| 1. "Effectiveness of the element" (Section 65588(a)(2)): A review of the actual results of the previous element's goals, objectives, policies, and programs. The results should be quantified where possible (e.g., mitigation of governmental constraints). | <u>3-1</u> |
| 2. "Progress in implementation" (Section 65588(a)(3)): An analysis of the significant difference between what was projected or planned in the previous element and what was achieved | <u>3-1 and 3-12</u> |
| 3. "Appropriateness of goals, objectives and policies" (Section 65588(a)(1)): A description of how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the results of the previous element | <u>3-12</u> |

II. Housing Needs (65583(a))

	Owner	Renter	Total	Page #
A. Number of existing households and housing units				
1. Households	<u>518</u>	<u>1060</u>	<u>1578</u>	<u>1-3</u>
2. Housing units	<u>unk.</u>	<u>unk.</u>	<u>1754</u>	<u>1-3</u>
B. Lower income households overpaying for housing				
1. Total number	<u>35</u>	<u>76</u>	<u>111</u>	<u>1-22</u>
2. Percent lower income	<u>unk.</u>	<u>12.4%</u>	<u>unk.</u>	<u>1-22</u>
C. Special housing needs analyses and estimated number of households				
1. Disabled			<u>944</u>	<u>1-8</u>
2. Elderly	<u>182</u>	<u>174</u>	<u>356</u>	<u>1-5</u>
3. Large households	<u>40</u>	<u>126</u>	<u>166</u>	<u>1-3</u>
4. Farmworkers			<u>307</u>	<u>1-13*</u>
5. Families with female head			<u>263</u>	<u>1-7</u>
6. Homeless			<u>300-400</u>	<u>1-10</u>
7. Other	<u>NONE</u>	<u>-</u>	<u>-</u>	<u>4-5</u>
D. Number of overcrowded households	<u>18</u>	<u>104</u>	<u>122</u>	<u>2-11</u>
E. Number of housing units needing rehabilitation			<u>300</u>	<u>2-9, 4-7</u>
F. Number of housing units needing replacement			<u>22</u>	<u>2-9, 4-2</u>
G. Analysis of existing assisted housing projects at-risk			<u>0</u>	<u>2-13</u>

II. Housing Needs (continued)

H. Five-year projected new construction needs, including the locality's share of the regional housing needs as determined by COG or HCD, specify the time frame of the projections Jan 2001-July 2008 and enter the construction need figures in the table below.

Page #
4-2

Income Category (Section 65582(e))	Five-Year New Construction Needs
Very low (0-50%) of median income	<u>39</u>
Other lower (50-80%)	<u>47</u>
Moderate (80-120%)	<u>56</u>
Above Moderate (over 120%)	<u>144</u>
Total Units	286

I. Employment and population trends

page 1-11

III. Land Inventory (Sections 65583, 65583(a))

Summarize in the table below the information on sites suitable for residential development within the five-year planning period of the element. List page(s) where this topic is discussed, including the discussion of availability of services and facilities for the sites identified in the land inventory.

Page #

5-5

Zoning/permitted housing type	Number of acres	Density range (units/acre)	Availability of services & facilities (e.g., infrastructure)	Dwelling unit capacity
Single-family	9	0-6 u/a	water & sewer*	45
Multifamily and rental	42	6-30 u/a	water & sewer*	865
Mobilehomes, manufactured housing, mobile-home parks	33	0-15 u/a	water & sewer*	397
Emergency shelter and transitional housing	11	n/a based on rooms	water & sewer*	n/a based on rooms not units
Farmworker Housing	51	0-30 u/a	water & sewer*	919
Sites with residential redevelopment potential and or mixed-use (within timeframe of element)	9	0-15 u/a	water & sewer*	137
Currently non-residential	7	various	water & sewer*	22
Other Transitional Housing	42	6-30 u/a	water & Sewer*	865
(does not total TOTAL column, see HE Table 30)	67	various	water & sewer*	1078

*Subject to availability of community wastewater treatment plant

IV. Constraints on Housing (Section 65583(a)(4) and (5))

List pages where the housing constraints listed below are discussed:

Page #

A. Governmental Constraints

1. Land use controls (e.g., zoning, growth controls, open space requirements) 6-5
2. Codes and enforcement (e.g., any local amendments to UBC; degree or type of enforcement) 6-11
3. On/Off-site improvements (e.g., curbing requirements, street widths, circulation improvements) 6-14
4. Fees & exactions (permit fees & land dedication or other requirements imposed on developers) 6-14
5. Processing and permit procedures (e.g., processing times, approval procedures) 6-17
6. Other governmental constraints page 6-1, 6-10, 6-12, 6-19

B. Nongovernmental Constraints

1. Availability of financing 6-21
2. Price of land 6-20
3. Cost of construction 6-23
4. Other nongovernmental constraints 6-25

V. Quantified Objectives (Section 65583(b))

List quantified objectives for the maximum number of housing units (by income level) over the five-year time frame of the element to be:

Page #

Section 2 pg 1

	Very Low	Low	Moderate	Above Moderate	TOTAL
A. Constructed	39	47	56	144	286
B. Rehabilitated	170		130		300
C. Conserved	590*		-		590*

*Countywide

VI. Other Topics

List pages where the following topics are discussed:

Page #

- A. Efforts to achieve public participation of all economic segments of the community in the Development of the element (Section 65583(c)) Appendix D
- B. Analysis of opportunities for energy conservation in residential development (Section 65583(a)(7)) 2-20
- C. Description of means by which consistency will be achieved with other general plan elements (Section 65583(c)) Introduction
- D. For Coastal Zone localities, list the pages where the required information regarding construction Demolitions and conversions within the coastal zone is provided Section 65583(c) and (d)). 2-7
- E. Describe the amount and uses of moneys in the redevelopment agency's Low- and Moderate Income Housing Fund (L&M Fund (Section 65583c)). 6-19

VII. Housing Programs (65583(c)). Summarize programs in the element.

Program Purpose	Program Action(s)	Agency Responsible	Time Frame	Page No. **
<i>Provide adequate sites (65583(c)(1))</i> 1. Insure total dwelling capacity equal to new construction need 2. Provide sites suitable for a variety of types of housing for all income levels, including rental housing and manufactured housing, homeless shelters and transitional housing, farmworker housing	Exists-no program needed-see policies A1, A6, H1 Exists-no program needed-see policies B1, B2, B6, B9 See also programs C7-C12 for specific projects	City City various other agencies	On-Going On-Going 2001-2010	3, 15 5 9-10
<i>Assist in the development of adequate housing to meet the needs of low and moderate income households (65583(c)(2))</i> 1. Utilize federal and state financing and subsidies 2. Provide regulatory concessions and incentives	Policies C6, C8, C9, C10, C11 & Programs C3, C4, C5 address funding program Program B3 & Policies C3, C4, C8 assistance and concessions	City City	On-Going On-Going	8-10 6-10
<i>Address and, where appropriate and legally possible, remove governmental constraints (65583(c)(3))</i> 1. Land use controls 2. Building codes 3. Site improvements 4. Fees and exactions 5. Processing and permit procedures	Exists-no program needed-see policies D1, D3 & D4	City	On-Going	11
<i>Conserve and improve the condition of the existing affordable housing stock (65583(c)(4))</i>	Programs E2, E6 Rehabilitation Programs	City	On-Going	13
<i>Preserve Units At-Risk (65583(c)(6))</i>	Program E4 At Risk Review	City	2007-08	13
<i>Program to promote equal housing opportunities (65583(c)(5))</i>	Programs G1, G2 Complaint Into & Assistance	City Housing Authority	On-Going	14-15

he_worksheet.doc

HOUSING ELEMENT REVIEW WORKSHEET

Locality: County of Del Norte

HCD Receipt Date _____

Contact Person Heidi Kunstal

Draft _____

Adopted _____

Phone # 707-464-7254

Coastal Zone Partial

Section numbers refer to the Government Code Article 10.6. Please provide the information referred to and the element page number(s) where the information is located.

I. Review and Revision

Page #

- | | |
|--|-----------|
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| 2. "Progress in implementation" (Section 65588(a)(3)): An analysis of the significant difference between what was projected or planned in the previous element and what was achieved | 3-1, 3-12 |
| 3. "Appropriateness of goals, objectives and policies" (Section 65588(a)(1)): A description of how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the results of the previous element | 3-12 |

II. Housing Needs (65583(a))

	Owner	Renter	Total	Page #
A. Number of existing households and housing units				
1. Households	<u>5,334</u>	<u>2,258</u>	<u>7,592</u>	<u>1-3</u>
2. Housing units	<u>unknown</u>	<u>unknown</u>	<u>8,680</u>	<u>1-3</u>
B. Lower income households overpaying for housing				
1. Total number	<u>508</u>	<u>914</u>	<u>1,422</u>	<u>1-22</u>
2. Percent lower income	<u>unknown</u>	<u>70.6%</u>	<u>unknown</u>	<u>1-22</u>
C. Special housing needs analyses and estimated number of households				
1. Disabled			<u>5,129</u>	<u>1-8</u>
2. Elderly	<u>1,606</u>	<u>266</u>	<u>1,872</u>	<u>1-5</u>
3. Large households	<u>523</u>	<u>342</u>	<u>865</u>	<u>1-5</u>
4. Farmworkers			<u>307</u>	<u>1-13</u>
5. Families with female head			<u>597</u>	<u>1-7</u>
6. Homeless			<u>300-400</u>	<u>1-10</u>
7. Other	<u>Native</u>	<u>American</u>	<u>1,687</u>	<u>1-5</u>
	<u>149</u>	<u>265</u>	<u>414</u>	<u>2-11</u>
D. Number of overcrowded households				
E. Number of housing units needing rehabilitation			<u>1,800</u>	<u>2-9, 4-7</u>
F. Number of housing units needing replacement			<u>136</u>	<u>4-2</u>
G. Analysis of existing assisted housing projects at-risk			<u>0</u>	<u>2-13</u>

II. Housing Needs (continued)

H. Five-year projected new construction needs, including the locality's share of the regional housing needs as determined by COG or HCD, specify the time frame of the projections Jan. 2001-July 2008 and enter the construction need figures in the table below.

Page #
4-2

Income Category (Section 65582(e))	Five-Year New Construction Needs
Very low (0-50%) of median income	403
Other lower (50-80%)	247
Moderate (80-120%)	157
Above Moderate (over 120%)	543
Total Units	1,350

I. Employment and population trends

1-11

III. Land Inventory (Sections 65583, 65583(a))

Summarize in the table below the information on sites suitable for residential development within the five-year planning period of the element. List page(s) where this topic is discussed, including the discussion of availability of services and facilities for the sites identified in the land inventory.

Page #

5-3

Zoning/permitted housing type	Number of acres	Density range (units/acre)	Availability of services & facilities (e.g., infrastructure)	Dwelling unit capacity
Single-family	1,057	6 du/ac to 1 du/5ac	community water & sewer, on-site	918
Multifamily and rental	49	6-15 du/ac	community water & sewer	552
Mobilehomes, manufactured housing, mobile-home parks	1,131	varies	community water & sewer, on-site	1,541
Emergency shelter and transitional housing	49	N/A - based on beds not density	community water & sewer, on-site	based on beds not dwelling units
Farmworker Housing	1,131	varies	community water & sewer, on-site	1,541
Sites with residential redevelopment potential and or mixed-use (within timeframe of element)	N/A	N/A	N/A	N/A
Currently non-residential	19	1-12 du/ac	community water & sewer	110
Other	526	-	-	999
TOTAL	1,678	varies	community water & sewer, on-site	2,650

IV. Constraints on Housing (Section 65583(a)(4) and (5))

List pages where the housing constraints listed below are discussed:

Page #

A. Governmental Constraints

1. Land use controls (e.g., zoning, growth controls, open space requirements) 6-5
2. Codes and enforcement (e.g., any local amendments to UBC, degree or type of enforcement) 6-11
3. On/Off-site improvements (e.g., curbing requirements, street widths, circulation improvements) 6-13
4. Fees & exactions (permit fees & land dedication or other requirements imposed on developers) 6-14
5. Processing and permit procedures (e.g., processing times, approval procedures) 6-17
6. Other governmental constraints 6-1, 6-10, 6-12, 6-19
7. Constraints on Housing for Persons with Disabilities 6-10

B. Nongovernmental Constraints

1. Availability of financing 6-21
2. Price of land 6-20
3. Cost of construction 6-23
4. Other nongovernmental constraints 6-25

V. Quantified Objectives (Section 65583(b))

List quantified objectives for the maximum number of housing units (by income level) over the five-year time frame of the element to be:

Page #

Section II-1

	Very Low	Low	Moderate	Above Moderate	TOTAL
A. Constructed	403	247	157	543	1,350
B. Rehabilitated	435		1,365		1,800
C. Conserved	590				590*

*Countywide

VI. Other Topics

List pages where the following topics are discussed:

Page #

- A. Efforts to achieve public participation of all economic segments of the community in the Development of the element (Section 65583(c)) Appendix D
- B. Analysis of opportunities for energy conservation in residential development (Section 65583(a)(7)) 2-20
- C. Description of means by which consistency will be achieved with other general plan elements (Section 65583(c)) Introduction
- D. For Coastal Zone localities, list the pages where the required information regarding construction Demolitions and conversions within the coastal zone is provided Section 65583(c) and (d)). 2-7
- E. Describe the amount and uses of moneys in the redevelopment agency's Low- and Moderate Income Housing Fund (L&M Fund (Section 65583c)). N/A

VII. Housing Programs (65583(c)). Summarize programs in the element.

Program Purpose	Program Action(s)	Agency Responsible	Time Frame	Page No.
<i>Provide adequate sites (65583(c)(1))</i> 1. Insure total dwelling capacity equal to new construction need 2. Provide sites suitable for a variety of types of housing for all income levels, including rental housing and manufactured housing, homeless shelters and transitional housing, farmworker housing	Exists - no program needed- see policies A.1, A.6, & H.1 Exists - no program needed- see policies B.1, B.2, B.4, & B.5 See also programs C.7 - C.12 for specific projects	County County various other agencies	On-Going On-Going 2001-2010	SectionII, 3 & 5 SectionII 5 SectionII 9 & 10
<i>Assist in the development of adequate housing to meet the needs of low and moderate income households (65583(c)(2))</i> 1. Utilize federal and state financing and subsidies 2. Provide regulatory concessions and incentives	Policies C.6, C.10, C.11 and programs C.2 & C.5 Policies C.3, C.4, & C.7 Program B.3	County County	On-Going On-Going	SectionII 8 SectionII 6, 7 & 8
<i>Address and, where appropriate and legally possible, remove governmental constraints (65583(c)(3))</i> 1. Land use controls 2. Building codes 3. Site improvements 4. Fees and exactions 5. Processing and permit procedures	Policies D.1, D.2, & D.4 Programs B.4, B.5, & D.1	County	On-Going	SectionII 6 & 11
<i>Conserve and improve the condition of the existing affordable housing stock (65583(c)(4))</i>	Programs E.2, E.6 Rehabilitation Programs	County	On-Going	SectionII 13
<i>Preserve Units At-Risk (65583(c)(6))</i>	Program E.4	County	2007-2008	SectionII 13
<i>Program to promote equal housing opportunities (65583(c)(5))</i>	Program G.1, G.2	City/County Housing Authority	On-Going	SectionII 14 & 15

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Division of Housing Policy Development

1800 Third Street, Suite 430
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Sacramento, CA 94252-2053
(916) 323-3177 / FAX (916) 327-2643
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August 4, 2003

RECEIVED

AUG 06 2003

PLANNING
COUNTY OF DEL NORTE

Mr. Ernest Perry
Community Development Director
Community Development Department
County of Del Norte
981 'H' Street, Suite 110
Crescent City, California 95531

Dear Mr. Perry:

RE: Review of Del Norte County's Draft Housing Element

Thank you for submitting Del Norte County's draft housing element, received for our review on June 5, 2003. As you know, the Department of Housing and Community Development (Department) is required to review draft housing elements and report our findings to the locality pursuant to Government Code Section 65585(b). Our review was assisted by several telephone conversations with Ms. Kunstal of your staff and two previous submittals of separate sections of the element on February 24, 2003 and April 28, 2003.

We appreciate the County's efforts to develop a meaningful housing element addressing local housing needs, including a variety of detailed analyses on household characteristics and programs to ensure the County's zoning code facilitates a variety of housing types.

The current draft element addresses most of the statutory requirements of housing element law (Article 10.6 of the Government Code). However, the following revision will be needed to bring the element into compliance with State housing element law:

Include a program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available (Section 65583(c)(1)).

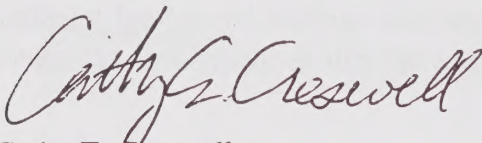
The element must clarify the County's role in implementation of its housing programs in order to demonstrate a schedule of actions the County is undertaking to implement its objectives. For example, the element should clarify the County's role in Programs C.8 through C.12 that will result in the development of housing for special needs groups; and describe how the County will work with the housing authority and non-profit organizations to assist in acquiring funding and assist in the development of housing for lower-income households.

Once Del Norte County has revised the element to address the requirement, the element will be in full compliance when adopted and submitted to this Department for review (Article 10.6 of the Government Code). We are thankful and appreciative of Ms. Kunstal's diligent efforts. If we can provide any additional assistance, including a meeting in Crescent City, please contact Paul Mc Dougall, of our staff, at (916) 322-7995.

Also, we are pleased to report, as a result of the passage of Proposition 46, a historic increase in funds available on a competitive basis through the Department to assist in addressing housing and community development needs. Information on these programs, including Notices of Funding Availability (NOFA), will be posted on the Department's website. For program information and funding availability, please consult our homepage at www.hcd.ca.gov.

In accordance with their requests pursuant to the Public Records Act, we are forwarding a copy of this letter to the individuals listed below.

Sincerely,



Cathy E. Creswell
Deputy Director

cc: Mark Stivers, Senate Committee on Housing & Community Development
Suzanne Ambrose, Supervising Deputy Attorney General, AG's Office
Terry Roberts, Governor's Office of Planning and Research
Nick Cammarota, California Building Industry Association
Marcia Salkin, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Weiner, California Coalition for Rural Housing
John Douglas, AICP, Civic Solutions
Deanna Kitamura, Western Center on Law and Poverty
S. Lynn Martinez, Western Center on Law and Poverty
Alexander Abbe, Law Firm of Richards, Watson & Gershon
Michael G. Colantuono, Colantuono, Levin & Rozell, APC
Ilene J. Jacobs, California Rural Legal Assistance, Inc.
Richard Marc Antonio, Public Advocates

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Division of Housing Policy Development

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August 12, 2003

Mr. Ernest Perry, Director
Community Development Department
County of Del Norte
981 'H' Street, Suite 110
Crescent City, California 95531

Dear Mr. Perry:

RE: Review of Del Norte County's Revised Draft Housing Element

Thank you for submitting revisions to Del Norte County's housing element update, received for our review on August 5, 2003. As you know, the Department of Housing and Community Development (Department) is required to review draft housing elements and report our findings to the locality pursuant to Government Code Section 65585(b). Our review was assisted by telephone conversations with Ms. Heidi Kunstal, of your staff.

We are pleased to find the revisions address the statutory requirements in the Department's August 4, 2003 letter. The element will be in full compliance with State law when adopted and submitted to this Department for review, pursuant to Government Code Section 65585(g).

We appreciate the efforts of the County to develop land-use and housing strategies to address its share of the regional housing need reflective of the unique needs and circumstances of Del Norte County. Particularly, Del Norte County is commended for diligent efforts to prepare detailed analysis of its housing needs in addition to identifying adequate sites and ensuring zoning and development standards for emergency shelters and transitional housing.

We are thankful of the cooperation and hard work of Ms. Kunstal of your staff, during the course of our review and look forward to receiving Del Norte County's adopted housing element for our review. If you have any additional questions, please contact Paul Mc Dougall, of our staff, at (916) 322-7995.

RECEIVED

AUG 14 2003

PLANNING
COUNTY OF DEL NORTE

In accordance with requests pursuant to the Public Records Act, we are forwarding copies of this letter to the persons and organizations listed below.

Sincerely,



Cathy E. Creswell
Deputy Director

cc: Heidi Kunstal, Del Norte County
Mark Stivers, Senate Committee on Housing & Community Development
Suzanne Ambrose, Supervising Deputy Attorney General, AG's Office
Terry Roberts, Governor's Office of Planning and Research
Nick Cammarota, California Building Industry Association
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Ilene J. Jacobs, California Rural Legal Assistance, Inc.
Richard Marcantonio, Public Advocates

Del Norte County/Crescent City Sample Programs

Partnership Program

X.X. City and County will meet regularly with non-profit, private and other public entities to examine opportunities for cooperative efforts to expand the supply of affordable housing for lower income households. The City and County will conduct an annual meeting beginning in xxxxx year. The meetings will educate the development community on the variety of opportunities available at the City and County to assist in the development of housing for lower income households, including pre-application meetings, technical assistance on development applications, streamlining opportunities, support on funding applications and funding resources.

Responsible Agencies: XXXXXX

Timeframe: First meeting in XXX and annually thereafter

Funding Program

X.X. The City and County will coordinate with appropriate funding agencies to gather information and identify ways to improve competitiveness in funding applications and identify housing related funding sources for the City and County. The City and County will apply for identified funds for assisting in the development, maintenance and improvement of housing for lower income households.

Responsible Agencies:

Timeframe: Identify and apply for available funds

Agent: Heidi Kunstal

APP# GPA0302

STAFF REPORT

APPLICANT: Del Norte County

APPLYING FOR: General Plan Housing Element Revision

AP#: Countywide

LOCATION: Countywide

PARCEL(S)

EXISTING

EXISTING

SIZE: N/A

USE: N/A

STRUCTURES: N/A

PLANNING AREA: N/A

GENERAL PLAN: N/A

ADJ. GEN. PLAN: N/A

ZONING: N/A

ADJ. ZONING: N/A

1. PROCESSING CATEGORY: NON-COASTAL X APPEALABLE COASTAL
NON-APPEALABLE COASTAL PROJECT REVIEW APPEAL

2. FIELD REVIEW NOTES: DATE: 7/3/03 HEALTH DEPT X BUILDING INSP X
PLANNING X ENGINEERING/SURVEYING X

ACCESS: N/A

ADJ. USES: N/A

TOPOGRAPHY: N/A

DRAINAGE: N/A

DATE OF COMPLETE APPLICATION: 7/12/03

3. ERC RECOMMENDATION: Adopt Negative Declaration. Approval with findings listed.

4. STAFF RECOMMENDATION:

Background

All cities and counties in the State are required to prepare and adopt a comprehensive Housing Element that identifies housing needs for their jurisdiction. The Housing Element is the most specifically defined, monitored and state reviewed document outside of the Coastal Zone. State regulations establish deadlines for update, dictate content issues, policies and/or programs, call for accountability in meeting goals, and require review and certification by HCD. It is critical that the technical requirements of the law are addressed so that State Certification is facilitated. Consequences of an uncertified Element could include non-eligibility for various State grant programs, higher vulnerability to a lawsuit challenging the adequacy of the Element, and in the event of a successful lawsuit, the potential that the ability to issue residential building permits may be suspended.

In 1975-76 the County of Del Norte and the City of Crescent City adopted a joint General Plan. Subsequent to adoption of the plan Housing Element guidelines were adopted by the State. In 1980, the guidelines were updated, and a statute was enacted requiring review and revision of the Housing Element every five (5) years with the first revision to be completed by July 1, 1984. The City and County completed the updated Housing Element in 1984. In June of that year, state statutes were again changed, and the date for the next revision of the document was changed to July 1992. The City and County updated its joint Housing Element in 1991-92 and was adopted by the City on August 17, 1992. As a result of various state legislation enacted between 1992 and 2001, the housing element update was extended to December 31, 2003. In early 2002, City and County staff worked with Department of Housing and Community Development (HCD) staff on the preparation of the Regional Housing Needs Allocation Plan (RHNA). In August 2002, the City Council and the Board of Supervisors appointed an ad hoc Housing Advisory Committee to assist in the review and compilation of the 2001-2008 Housing Element revision. The committee included staff, Planning Commissioners, and representatives of target groups in the community such as assisted housing, special housing groups and housing development. As a result of twelve meetings between September 2002 and April 2003 a Draft Public Hearing document was prepared pursuant to the guidelines of the State Housing and Community Development Department and was submitted to that department for review.

Overview of Housing Element Update 2001-2008

The City of Crescent City and Del Norte County have jointly prepared a Housing Element update for the 2001-2008 planning period addressing state mandated housing issues. This document provides a myriad of information and discussion in a document over 200 pages in size. The following is a summary of information within the document as it pertains to Del Norte County.

Section 1

Community Background

Growth in the government employment sector and a continual interest by retired and semi-retired people in the North Coast area has caused the county population to increase since the 1970's. From 1980 to 1990, the population of the county increased by 22% with most of that growth occurring after 1988 due to the construction of Pelican Bay State Prison and in the influx of new prison employees to the County. It is estimated that approximately 9.65% of the population growth included persons in group quarters such as state and local detention facilities. According to the Department of Finance's Intercensal estimates of population, the county population for the 1990's peaked in July of 1997 and then decreased 4% by Census 2000. Overall, it is estimated that the unincorporated County population increased 18% while the City population decreased by 10% with an overall countywide population growth of 12.5%. These figures only include persons in households. Table 2 shows population projections for the County, with 2000 Census as the bench figure. Projections from 2005 to 2020 are based on Interim County Population Projections estimated on July 1, 2000 by the State of California, Department of Finance.

Table 2

Population Projections For Del Norte County

Year	2000	2005	2010	2015	2020
Population	28200	31500	34500	36800	39000

Over 2/3 (5,373) of all County households are family households. Census data indicates that 2,512 (33.1%) of family households have children under the age of 18. Approximately 1,664 (21.9%) of those families are married couples. Only 597 (7.9%) of family households are headed by single mothers. Non-family households make up 29.2% (2,219) of all households with 1,043 (13.7%) households with

individuals over the age of 65 living alone and 714 (9.4%) individuals under 65 years old living alone. In general, the County has a larger percentage of its population with children living in family households. There are 12% more family households in the County than the City where the larger percentages of persons are found in non-family households.

An analysis of targeted low and very low income households in the community indicates that there is and estimated 70.6% (914) of targeted income renters within the County overpaying for housing cost and an estimated 22.6% (543) targeted income homeowners overpaying. While the need for continued development of targeted housing as the community grows exists most special needs groups are, in general, addressed by development, which occurs. Continued development of accessible housing is encouraged. Provision of special housing for the homeless and those in transition has made progress in some areas and lost ground in others with the need for two small (6-10 room or 25 bed) facilities and a 10 unit transitional apartment complex for special groups are identified as needed.

1992 Housing Element Assessment

State guidelines call for an assessment of the progress made in the current Housing Element for continuity with the new. The 1992 City and County Housing Element included City and County quantitative goals for new housing units by targeted income group, rehabilitation and weatherization. While goals were set for the five-year planning period, the assessment in Table 26 reflects the 1991-2000 time period.

All new construction goals of the County were more than met due to growth related to the new prison in the early part of the decade and steady, though declining, growth in the later 1990's. The County's continued provisions for single family mobilehome and manufactured home development continued to provide for low income ownership while new mobilehome parks and assisted unit projects, such as Redwood Cove Senior Apartments, provided for the low and very low groups as well. Rehabilitation goals for the planning period fell a few units below the target for assisted projects; however, this was more than balanced by unassisted rehabilitation for over 1,900 units. The replacement unit goal of 101 units set by the Regional housing Needs Plan were incorporated into the overall new construction by that plan were met also.

Table 26
Assessment of Quantified Objectives 1991-2000

NEED	(1992 OBJECTIVES) 2000 ACHIEIVED				TOTALS (Goal) Achieved
	Very Low Income	Low Income	Moderate Income	Above Moderate Income	
DEL NORTE COUNTY (unincorporated)					
New Construction *	(118) 192	(90) 165	(86) 428	(143) 481	(437) 1,266
Rehabilitation (assisted)	(60) 56		-	-	(60) 56
At-Risk	-	-	-	-	(0) 0
CRESCENT CITY					
New Construction*	(7) 18	(10) 66	(19) 71	(38) 8	(74) 163
Rehabilitation (assisted)	(70) 89		-	-	(70) 89
At-Risk	-	-	-	-	(0) 0
COUNTYWIDE					
New Construction*	(125) 210	(100) 231	(105) 499	(181) 489	(511) 1,429
Rehabilitation (assisted)	(130) 145		-	-	(130) 145
Weatherization	(600) 1273				(600) 1273
At Risk	0	-	-	-	(0) 0

* New Construction goals include Needs Plan replacement unit goals of 101 units in unincorporated County and 27 units in Crescent City.

Housing Needs

In addition to documenting recent changes and immediate housing needs, the housing element must project housing needs for new housing at all income levels for the planning period in which the element addresses. To assist cities and counties in making these projections, the local Council of Government or the California Department of Housing and Community Development (HCD), prepares a regional housing needs allocation plan. The 2001 – 2008 Regional Needs Housing Allocation Plan (RHNA) allocates its projects to the City and the County as well as a countywide total. This data is based upon population projections prepared by the California Department of Finance and upon Federal and State income definitions. Three projections are made according to City and County jurisdiction and include all types of housing units (single family, multifamily, manufactured home/mobilehome); the number of replacement units expected during the timetable; the number of new units needs; and the allocation of units needed by income level. The number of new units needed by jurisdiction is summarized in Table 28. The number of new units listed in Appendix A has been adjusted by 53 units to reflect the City's recent annexation of the Roosevelt Tract.

Table 28
New Construction Needs by Income Group
January 2001 to July 2008

Income Group	City	Unincorporated	Total
Very Low	39	403	442
Low	47	247	294
Moderate	56	157	213
Above Moderate	144	543	687
Total	286	1350	1636

While the need for continued development of targeted housing as the community grows exists most special needs groups are expected, in general, to be addressed by development, which occurs. Continued development of accessible housing is encouraged. Provision of special housing for the homeless and those in transition has made progress in some areas and lost ground in others with the need for two small (6-10 room or 25 bed) facilities and a 10 unit transitional apartment complex for special groups are identified as needed. Conservation of existing assisted housing and on-going rehabilitation of housing stock as it ages is also addressed.

Vacant Land Inventory

A vacant land report was conducted by County Staff in January 2003. In order to focus on lands which could reasonable be expected to be developed during 2001-2008, the study was broken into several sections: Approved Large Projects (5 acres or more in size); Major Vacant Developable Lands; Major Vacant Developable Lands Subject to Approval of Rezone and/or Local Coastal Program Amendment; Coastal Zone Areas; and, Lands for Special Needs. The surveys indicate that there is adequate vacant land available to meet identified new construction needs through 2008 without relying on lands that require either a Rezone or Local Coastal Program Amendment. This data also indicates that there is a variety of types of units which could be constructed under the existing zoning/land use designations and water/sewage choices. As noted in Table 28, the County's new construction needs are for 1,350 units of varying income levels.

Of the 2,650 total potential units 433 have some form of local approval such as a recorded or tentative map or use permit and 1,218 have subdivision potential or can be developed with a Building or Coastal Development Permit. Approximately 203 units reflect recorded subdivisions and 71 are mobilehome park spaces not yet filled. The remaining 159 are subdivision lots in the process of construction and/or recordation. These are likely to be completed during the duration of this Housing Element based on the review of the planning files and building permits for these projects and the closeness of them to completion. Another 999 of the 2,650 are awaiting either a Rezone or Local Coastal Program Amendment. It is anticipated that future development applications will be submitted for these lands due the adoption of the County's General Plan Revision and eminent Countywide zoning revision.

Additionally, a separate land survey was conducted for residential zoned lands that permit any manufactured home that were not specifically listed in the survey listed above. This survey indicated 622 vacant lots zoned for any manufactured home constructed after July 1, 1976, regardless of the architectural style of the unit. Each of these lots is designated with the Manufactured Housing (MFH) Combining District overlay. This figure does not include a review of all countywide lands that may allow

these units nor does it include any of the residential land listed in the approved large projects or major developable lands that may have the potential to be rezoned for the MFH Overlay. As such, based on current trends in housing development it is estimated that a minimum of 25% of the 622 potential dwelling units will be developed with manufactured housing.

In total there are enough vacant lots and vacant lands which could be feasible developed into as many as 2,650 various types of dwelling units. It should be noted that this survey and estimate does not include all existing vacant lots, which could be considered "infill" in existing neighborhoods.

Development Constraints

Assessment of local, state and federal development constraints indicate that local permit fees, development costs and processing time are reasonable for the community, however become extended and expensive as additional state and federal jurisdictions apply. Within the City this is in coastal and other resource areas. Within the City RDA funding is available for assistance with some infrastructure costs for targeted housing projects.

The greatest constraint to development of housing within the planning period of the Element is that development in both the City and County Crescent City urban area are limited by a Regional Water Quality Control Board "Cease and Desist Order". The Order calls for the development of a feasibility study with alternatives and timetable for construction of a new regional wastewater treatment plant with limitation of hook-ups until completed. The City and County have worked together in the completion of the feasibility study (October 2000) and a timetable has been accepted by the RWQCB for completion of construction of a new plant by 2007. In April 2002 the City selected an engineering firm to begin project design for funding and construction purposes. The City is exploring programs for wastewater use reduction within its system of sewer service lines with the goal of obtaining approval from the RWQCB for additional SFE use. While both the City and County are taking measures to address this constraint it is likely that the number of sewer hook-ups available will be limited until 2007-08 when the plant is complete. City staff expect to request additional sewage capacity as a result of the reduce flows to the plant. This connection capacity is anticipated to carry the demand during the design and construction of the improvements to the regional plant which are designed to provide sewage treatment capacity to the year 2027 which is beyond the planning horizon for this housing element.

Section 2

Goals, Policies & Objectives

The first sections of this document outline progress and changes in the City and County since the 1992 Housing Element, identify various types of housing need for the 2001-2008 planning period, and also identify constraints which housing development faces in meeting those needs. This section presents housing goals, policies and objectives which the City and County have developed for the 2001 -08 period to help meet community housing needs and address local constraints. As required by State law, this section provides the following information:

Goals: statements of purpose indicating the directions the City and County will take to address housing development problems.

Policies: statements linking goals and objectives program by outlining actions to be taken to meet goals.

Program objectives: a summary of quantified actions recommended to implement the Goals and Policies. This includes specific description, funding sources (if applicable), responsible agencies and officials, and a timeline within the planning period.

Quantified Objectives

The following table is a summary of new housing unit needs and preservation objectives for County of Del Norte from the 2001-2008 Regional Housing Needs Allocation Plan:

Del Norte County Housing Program Objectives
January 2001 to July 2008

New Construction* (by income category)	
Very Low	403
Low	247
Moderate	157
Above Moderate	543
Total	286
Rehabilitation**	1800
Conservation	
At-Risk	0
Section 8	590 countywide

* includes replacement housing units

**includes weatherization and targeted assistance programs

Please refer to the attached Section II – Goals, Policies and Objectives for the full text.

State Review

A final draft was prepared for formal review by HCD in early June. HCD comments were received on August 4, 2003. HCD staff noted that the Element did not specifically include a program that clarified what measures the County will undertake to implement its objectives. Specifically, HCD staff commented that the element must clarify the County's role in Programs C.8 through C.12 that result in the development of housing for special needs groups and the element must describe how the County will work with the housing authority and non-profit organizations to assist in acquiring funding and assist in the development of housing for lower-income households. HCD staff suggested two programs below.

Partnership Program

C.13 The County will meet regularly with non-profit, private and other public entities to examine opportunities for cooperative efforts to expand the supply of affordable and special need housing for lower income households. The County will conduct an annual meeting beginning in 2004. The meetings will educate the development community on the variety of opportunities available at the County to assist in the development of housing for lower income households, including pre-application meetings, technical assistance on development applications, streamlining opportunities, support on funding applications and funding resources.

Responsible Agencies: County Administration Office

Timeframe: First meeting in 2004 and annually thereafter

Funding Program

C.14 The County will coordinate with appropriate funding agencies to gather information and identify ways to improve competitiveness in funding applications and identify housing related funding sources for

the County. The County will apply for funds for assisting in the development, maintenance or improvement of housing for lower income households.

Responsible Agencies: County Administration Office
Timeframe: Annually identify and apply for available funds.

Staff agreed to incorporate both of these programs into the Section II – Goals, Policies and Objectives. HCD staff was notified of the addition of the programs into the Element and sent another comment letter reflecting our revisions. With the revisions, the element will be in full compliance when adopted and submitted to HCD for review, pursuant to Government Code Section 65585(g). Copies of the correspondence with HCD is included with this staff report. The City of Crescent City is also adding these programs to their policy document. The City had several additional comments that will be incorporated into the final Element.

As part of the submittal of the Housing Element Revision to the Planning Commission, a Negative Declaration was posted by the County indicating that there are no recommendations for changes in land use or land use density and therefore no significant changes in eventual environmental impacts would occur as a result of the revision. The review period for the Negative Declaration closed on August 14, 2003, and no comment letters were received.

Process

As a portion of the General Plan, this document update is subject to public hearings by the commission and the Board with final action by the Board. Since it is a joint Element, the City Planning Commission and City Council are also scheduled to hold hearing regarding the revision within the same timeframe as the County.

Recommendation

At this time staff recommends that the Commission open its public hearing for discussion of the document and any comments received. Subject to any changes made, the Commission can then take action adopting the below listed findings and the Negative Declaration. It is then recommended that the Commission take action forwarding the document to the Board of Supervisors with a recommendation for approval of the updated 2001-2008 housing Element of the General Plan.

5. FINDINGS:

- A) This 2001-2008 Housing Element has assessed the goals of the 1992 Housing Element and has addressed current housing needs and constraints and provides for housing goals and programs for the next five years;
- B) This 2001-2008 Housing Element is consistent with State General Plan and Housing Element requirements;
- C) Public participation has been solicited in the forms of a citizen's advisory committee and in public notification and hearings for the Planning Commission. Responses and comments have been addressed in the document and during the hearing process; and
- D) Sufficient land is available for the identified projected needs and no change in land use or land use densities has been recommended. A Negative Declaration has therefore been

prepared and posted pursuant to the California Environmental Quality Act, which the Commission has considered in taking its action.

- E) An initial study has been conducted by the lead agency so as to evaluate the potential for adverse environmental impact; and
- F) Considering the record as a whole there is no evidence before the lead agency that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which the wildlife depends, as defined in Section 711.2, of the Fish and Game Code.



COUNTY OF DEL NORTE
COMMUNITY DEVELOPMENT DEPARTMENT
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(707) 464-7253

**DEL NORTE COUNTY
BOARD REPORT**

DATE: October 6, 2003 **AGENDA DATE:** October 28, 2003

TO: DEL NORTE COUNTY BOARD OF SUPERVISORS

**ORIGINATING
DEPARTMENT:** Community Development – Planning Division

CONTACT PERSON: Heidi Kunstal

SUBJECT: Del Norte County Housing Element Update – 2001 -
2008 (SCH# 2003072081)

RECOMMENDATION: Adopt a Resolution that amends the Housing Element of the General Plan and adopt the Findings of Approval and Negative Declaration prepared for the project. A Notice of Determination, as required by the California Environmental Quality Act (CEQA), shall also be filed by the Clerk of the Board upon the final adoption of the Negative Declaration by the Board.

DISCUSSION/JUSTIFICATION: Please refer to the attached Planning Commission Staff Report, Minutes from the Planning Commission and Public Hearing Draft City of Crescent City and County of Del Norte Housing Element Update 2001-2008 for complete details.

The Del Norte County Housing Element Update (SCH# 2003072081) was considered at the regular meeting of the Del Norte County Planning Commission on September 3, 2003. The Planning Commission recommends adoption of the Findings and Negative Declaration and furthermore recommends adoption of the draft Housing Element as submitted.

The above mentioned Staff Report briefly outlines the document, pointing out general information regarding element requirements, residential development since 1991, and addressing housing needs and programs proposed for the 2001 – 2008 planning period. Of particular interest in the Public Hearing Draft Update

may be the Assessment of the 1992 Housing Element Program in Chapter 3, the Vacant Land Study on page 5-1 and in Appendix C and the Goals, Policies and Objectives in Section II. This latter section identifies areas where the County and other agencies are committed to act during the next five years. These areas include insuring total dwelling capacity equal to new construction objectives, providing adequate sites for residential development, assisting in the development of adequate housing, addressing the removal of governmental constraints, conserving existing housing, encouraging energy conservation, promoting equal housing opportunity and ensuring the review and use of the Housing Element.

The Planning Commissioners provided some input during the Public Hearing which is reflected in the attached minutes from said Hearing. There were comments from members of the public outside of the Commissioners.

Although the following information was provided in the Planning Commission Staff Report, it is important to draw attention to the comments received from HCD and to assure that their comments are considered as part of the Board's final action. Below is a summary of the State review process.

A final draft was prepared for formal review by HCD in early June. HCD comments were received on August 4, 2003. HCD staff noted that the Element did not specifically include a program that clarified what measures the County will undertake to implement its objectives. Specifically, HCD staff commented that the element must clarify the County's role in Programs C.8 through C.12 that result in the development of housing for special needs groups and the element must describe how the County will work with the housing authority and non-profit organizations to assist in acquiring funding and assist in the development of housing for lower-income households. HCD staff suggested two programs below.

Partnership Program

C.13 The County will meet regularly with non-profit, private and other public entities to examine opportunities for cooperative efforts to expand the supply of affordable and special need housing for lower income households. The County will conduct an annual meeting beginning in 2004. The meetings will educate the development community on the variety of opportunities available at the County to assist in the development of housing for lower income households, including pre-application meetings, technical assistance on development applications, streamlining opportunities, support on funding applications and funding resources.

Responsible Agencies:	County Administration Office
Timeframe:	First meeting in 2004 and annually thereafter

Funding Program

C.14 The County will coordinate with appropriate funding agencies to gather

information and identify ways to improve competitiveness in funding applications and identify housing related funding sources for the County. The County will apply for funds for assisting in the development, maintenance or improvement of housing for lower income households.

Responsible Agencies: County Administration Office
Timeframe: Annually identify and apply for available funds.

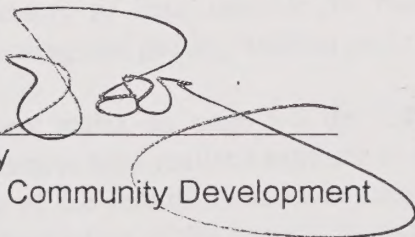
Staff agreed to incorporate both of these programs into the Section II – Goals, Policies and Objectives. HCD staff was notified of the addition of the programs into the Element and sent another comment letter reflecting our revisions. With the revisions, the element will be in full compliance when adopted and submitted to HCD for review, pursuant to Government Code Section 65585(g). Copies of the correspondence with HCD is included with this staff report.

As part of the submittal of the Housing Element Revision to the Planning Commission, a Negative Declaration was posted by the County indicating that there are no recommendations for changes in land use or land use density and therefore no significant changes in eventual environmental impacts would occur as a result of the revision. The review period for the Negative Declaration closed on August 14, 2003, and no comment letters were received. As part of the Board's decision, the Findings and Negative Declaration shall be adopted and a Notice of Determination posted by the Clerk of the Board with the appropriate agencies. Also, the Clerk of the Board shall post the notice for exemption from Fish and Game fees with the County Clerk Recorder.

ALTERNATIVES: Propose additions, deletions, or modifications to text within the document. A Housing Element is a mandatory element of the General Plan. Review by HCD is also mandatory. A certified Housing Element is a prerequisite for various sources of funding including but not limited to CDBG funds.

OTHER AGENCY INVOLVEMENT: California State Department of Housing and Community Development (HCD)

SIGN OFF/REVIEW:

A handwritten signature in black ink, appearing to read 'Ernie Perry', is written over a horizontal line. The signature is stylized with loops and a long horizontal stroke extending to the right.

Ernie Perry
Director of Community Development

Robert Black
County Counsel

RESOLUTION NO. 2004 -

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF DEL NORTE AMENDING THE
HOUSING ELEMENT OF THE GENERAL PLAN OF THE COUNTY OF DEL NORTE

WHEREAS, the State of California calls upon the County to maintain a General Plan, including a Housing Element which addresses the status, needs, constraints and goals for housing for all economic levels of the community; and

WHEREAS, State regulations call for the regular updating of this element and sets forth guide lines for its content; and

WHEREAS, the County of Del Norte and City of Crescent City, has appointed a Housing Advisory Committee to work with its staff to develop an updated 2001 – 2008 Housing Element;

WHEREAS, a Notice of Intent to Adopt a Negative Declaration for the update of the Housing Element was issued on July 26, 2003; and

WHEREAS, no comments were received during the thirty (30) day public comment period; and

WHEREAS, The Planning Commission conducted a public hearing on September 3, 2003 and recommended adoption of the Initial Study and Negative Declaration for the Housing Element; and

WHEREAS, the Planning Commission conducted a public hearing on September 3, 2003 to consider updating the Housing Element of the General Plan and voted unanimously to recommend its adoption to the Board of Supervisors; and

WHEREAS, the State Department of Housing and Community Development has reviewed the draft document and found it consistent with State guidelines; and

WHEREAS, the Planning Commission and Board of Supervisors have considered the comments made by HCD and incorporated those comments into the revised Housing Element; and

NOW THEREFORE BE IT RESOLVED THAT, the Board of Supervisors of the County of Del Norte hereby adopt the Findings and Negative Declaration for the 2001 – 2008 Housing Element of the General Plan; and

BE IT FURTHER RESOLVED THAT the Board of Supervisors of the County of Del Norte hereby adopt the 2001 – 2008 Housing Element of the General Plan.

PASSED AND ADOPTED, by the Board of Supervisors of the County of Del Norte at a regular meeting held on XXXXX, by the following polled vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David Finigan, Chairman
Board of Supervisors
County of Del Norte

ATTEST:

Donna M. Walsh
Clerk of the Board

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Division of Housing Policy Development

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Sacramento, CA 94252-2053
(916) 323-3177 / FAX (916) 327-2843
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August 4, 2003

Ms. Diane Mutchie
Planning Director
Planning Department
City of Crescent City
377 'J' Street
Crescent City, California 95531

Dear Ms. Mutchie:

RE: Review of Crescent City's Draft Housing Element

Thank you for submitting Crescent City's draft housing element, received for our review on June 5, 2003. As you know, the Department of Housing and Community Development (Department) is required to review draft housing elements and report our findings to the locality pursuant to Government Code Section 65585(b). Our review was assisted by several telephone conversations with you and two previous submittals of separate sections of the element on February 24, 2003 and April 28, 2003.

We appreciate the City's efforts to develop a housing element that addresses local housing needs, including programs to assist local developers with pre-application review and site identification. We also recognize Crescent City's past efforts to achieve its share of the regional housing need.

The current draft element addresses most of the statutory requirements of housing element law (Article 10.6 of the Government Code). However, the following revisions will be needed to bring the element into compliance with State housing element law:

1. *Include an inventory of land suitable for residential development and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65583(a)(3)).*

While the element states on page 5-5 the City individually considered lot size, shape and topographical features for a realistic estimate of unit potential, the element must provide a more detailed analysis of the suitability and adequacy of identified lands. Specifically, the element must include a description of the general character and size of the parcels in the land inventory to demonstrate the adequacy of sites.

2. *Include a program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available (Section 65583(c)(1)).*

The element must clarify the City's role in implementation of its housing programs in order to demonstrate a schedule of actions the City is undertaking to implement its objectives. For example, the element should clarify the City's role in Programs C.8 through C.12 that will result in the development of housing for special needs groups; and the City should further discuss the availability of funding for Program C.4. Specifically, the element should clarify whether these are existing funds or require an application for funds. If the program requires application for funds, the program should discuss the City's role in applying or assist in the application for funds. The City should also consider proactive efforts to periodically meet with non-profits and other appropriate entities to discuss opportunities for partnering on funding, incentives and assistance available with the City.

3. *Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels.. (Section 65583(c)(1)).*

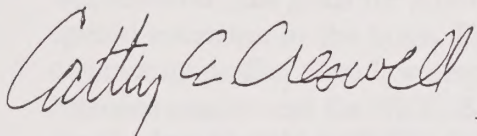
As noted above, further analysis of the adequacy of sites described in the element is needed. The adequacy of sites cannot be established prior to a more detailed land inventory analysis.

Once Crescent City has revised the element to address the above requirements, the element will be in full compliance when adopted and submitted to this Department for review (Article 10.6 of the Government Code). We are thankful and appreciative of your diligent efforts. If we can provide any additional assistance, including a meeting in Crescent City, please contact Paul Mc Dougall, of our staff, at (916) 322-7995.

Also, we are pleased to report, as a result of the passage of Proposition 46, a historic increase in funds available on a competitive basis through the Department to assist in addressing housing and community development needs. Information on these programs, including Notices of Funding Availability (NOFA), will be posted on the Department's website. For program information and funding availability, please consult our homepage at www.hcd.ca.gov.

In accordance with their requests pursuant to the Public Records Act, we are forwarding a copy of this letter to the individuals listed below.

Sincerely,



Cathy E. Creswell
Deputy Director

cc: Mark Stivers, Senate Committee on Housing & Community Development
Suzanne Ambrose, Supervising Deputy Attorney General, AG's Office
Terry Roberts, Governor's Office of Planning and Research
Nick Cammarota, California Building Industry Association
Marcia Salkin, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Weiner, California Coalition for Rural Housing
John Douglas, AICP, Civic Solutions
Deanna Kitamura, Western Center on Law and Poverty
S. Lynn Martinez, Western Center on Law and Poverty
Alexander Abbe, Law Firm of Richards, Watson & Gershon
Michael G. Colantuono, Colantuono, Levin & Rozell, APC
Ilene J. Jacobs, California Rural Legal Assistance, Inc.
Richard Marcantonio, Public Advocates

City of Crescent City Planning Commission
STAFF REPORT
September 10, 2003

AGENDA ITEM III.A.

TO: Crescent City Planning Commission
FROM: Diane Mutchie, City Planner *Dmutchie*

SUBJECT: Public Hearing General Plan Housing Element Update GPA 2003-01 and related Negative Declaration SCH 2000032062

Background

The Housing Element is a section of the citywide General Plan which has specific guidelines and update timetables, and is subject to state Housing and Community Development Department (HCD) review and certification. Compliance is important because it is used by the state in qualifying the City, County and local agencies for grants and funding. The City and County have prepared a joint Element since the mid-1970's finding strength in cooperating when meeting State requirements.

The current Element was adopted in 1992. An updated Element is required by law to be adopted and certified by December 2003. To this end in August 2002 the City Council and Board of Supervisors appointed a joint Ad Hoc committee to work with City and County staff in preparing an updated Housing Element pursuant to HCD guidelines. This work was completed in April 2003 and in June the hearing draft was submitted to HCD for review. In July a Negative Declaration based on the City's General Plan Program EIR was posted with the State Clearinghouse and in the newspaper for agency and public review. The comment periods for these documents ended in August and are now subject to hearing review, first by the Planning Commission and then the Council.

Copies of the full report have been made available to the Commission and Council members and a summary provided in the environmental document which is included in this agenda packet. Full report copies have been made available at the Del Norte Library, to all participating local agencies and to the public for review and purchase at both the City and County Planning offices.

The Housing Element- Discussion

A review of the summary or the document show how extensive the work and information is. Basically an analysis is made which gives a picture of the community, where we have come from in the last plan, and estimate of its housing needs for the Planning Period (January 2001-July 2008) will be. The emphasis is on "targeted income" groups - low and very low income as defined by HUD. Opportunities and obstacles are identified and goals set, found in Section II of the document. Due to our small community an extensive effort is made to include the goals of other agencies who undertake projects in the

community, often on their own. Inclusion of their project goals helps them to obtain funding. Since this is a joint City/County Element the document also includes goals and policy statements from each agency individually as well as jointly.

In general the process of preparing this document identified several successes and issues in the City's housing landscape. Development activity in the City has very successfully provided for targeted income (low/very low) housing for a third planning period. It has not, however, met goals for Above Moderate income groups, a group not targeted for special assistance by the State. This has resulted in a long-term imbalance in the community profile. State law requires the new plan address new development in a balanced manner and the NEEDS PLAN (Appendix A), prepared by HCD, has set goals for all income levels for NEW CONSTRUCTION during the planning period. The determination of the number of units in each category has been influenced by the imbalance, giving more responsibility to the County for low/very low housing than a typical share would be. But the City does still have a share assigned and we must therefore keep a balanced approach at assisting and encouraging new projects. This is reflected in the Housing Program Objectives table found on page 1 of Section II. It is noted that there is a typo in this table in the Above Moderate and Total unit goals for the City and County. The numbers shown reflect the allocation before the Roosevelt Annexation. A corrected page is attached for adoption as a correction. It illustrates the revised Needs Plan resulting from the Annexation.

Besides provision of balanced development the greatest challenge during the planning period is the provision of public services to new development, specifically sewer hookup availability. As we work to build a new treatment plant and recover room for interim development we must also provide assurance that residential hookups will be available as well as those for commercial development. This makes recommended **Policy A.7** (Section II page 3) a key point for discussion.

Other issues which the City must address are the response to review comments from the HCD review and comments received as part of the Environmental Review discussed below.

HCD Review Comments

Staff provided HCD staff with a draft document before submittal for review however a few comments arose just at the close of the review period and were not resolvable in time. The attached letter from HCD outlines three issues to address related to the City's vacant land inventory and to the City's role in program implementation of programs by other agencies in the community. Following is a discussion and response to each:

Comment 1 – Analysis of land for residential development – including a description of the character and size to demonstrate adequacy.

Staff has prepared a more detailed analysis of the lands identified in the City for residential development to add in Appendix C, a copy of which is attached. This analysis clarifies the number of parcels available and the type of lot size by zoning designation. The availability of public services such as water and sewer are also indicated. This

information is the basis for Table 30 in Chapter 5. Staff has also amended Table 30, correcting math in one location and adding a column noting the number of parcels in each zone, and has clarified some of the surrounding text. Amended pages 5-5 thru 5-7 are also attached and recommended for approval.

Comment 2 – Clarify the City's role in implementation of housing programs such as C.8 thru C.12 and discuss the availability of funding for Program C.4.

Program C.4 indicates that the City will make available rehabilitation funds for the adaptation of existing housing units for use by disabled targeted income residents and identifies the City Manager/CBDG Program to implement in 2003-2008. The comment asks for clarification of funding, whether it exists or if the City will apply for it. Ironically because of the timing of the HCD schedule for update we are faced with developing program statements in 2003 for the timeframe of 2001-2008, for which we must then make an accounting in 2007. According to HCD guidelines we have a choice as to whether we account and take credit for existing programs now or wait until 2007, yet in this instance HCD staff appears to need an accounting at this time. The City will be establishing the disabled retrofit program under its newly funded CBDG rehabilitation program. Since the CBDG program did not exist at the time this Element is supposed to start (eg 2001) it seems confusing and incorrect to call it an "existing program" in the document. A finding responding to this comment is recommended.

Programs C.8 thru C.12 reflect the goals of local agencies for their own programs, some of which they have already begun to pursue and have identified funds for with or without County or City assistance. Both the City and County have placed these in this document to aid them in qualifying for funding. These agencies and their programs and projects are countywide, with several planned in the unincorporated area. If or when such projects are located within the City limits the City's role is thru Implementation Programs B.3, C.1 and C.3 which are carried out on an on-going "as requested" basis. As stated, these programs provide pre-project technical assistance, provide permit assistance and, when requested, assistance in obtaining funding. The City notes that it has been highly successful in meeting its targeted needs goals by utilizing this approach. HCD staff suggests that a periodic meeting with non-profits and other entities to discuss opportunities for partnering should be considered. After discussion with County staff an annual meeting to discuss projects, permit requirements and possible funding sources or assistance would help to encourage non-profits to consolidate permit processing and aid in funding goals for all agencies. The addition of the following program C.13 is therefore recommended:

C.13 The City and County will meet regularly with non-profit, private and other public entities to examine opportunities for cooperative efforts to expand the supply of affordable and special housing for lower income households. The City and County will conduct an annual meeting beginning in 2004. The meetings will educate the development community about the variety of opportunities available at the City and County to assist in development of housing for lower income households,

including pre-application meetings, technical assistance for development applications, streamlining opportunities, support on funding applications and funding resources.

Responsible Agency: Del Norte County Administrative Office and
City of Crescent City Manager

Timeframe: Annually beginning in 2000

Comment 3 – Provide additional information regarding sites adequate for development of various income levels.

The additional information provided for the Vacant Land Inventory in Appendix C reflects the parcel size and services information in general and expands upon the information summarized in Table 32 (page 5-11).

Environmental Review, Comments and Response

A Negative Declaration based upon the Program EIR for the General Plan Update completed by the City in 2001 (SCH 2000032062) was prepared and distributed to the State Clearinghouse on July 14, 2003 with related publication of requests for comments in the local paper. The comment period ended August 19.

The attached comments were received from the Department of Toxic Substances Control. The comments note that the project indicate “than an expansion of the number of dwellings within the city of Crescent City is planned”, notes that dwellings may be impacted by current and/or historical operations and calls for site surveys and other procedures prior to commencement of construction. The comment then indicates that if soils are determined to be contaminated it will need to be addressed as part of this project, suggesting remediation procedures and assistance in site cleanup. It appears to City staff that the DTSC commentator has confused the Housing Element – which is a policy document only – with a construction project proposal. It is noted for the record that the Housing Element assesses development potential and adequacy for needs and sets goals and policies to ensure opportunities for all types of housing and provide for special funding programs. The proposed City Housing Element Update does not include any land use changes, designating new sites as residential and it does not include a construction project. To suggest that soils testing be done for every one of the 282 potential sites in the City and mitigation be provided as part of this policy update is either a mistake or unreasonable.

It is noted that any construction project is subject to separate environmental review under the California Environmental Quality Act. The Del Norte County Health Department maintains a hazardous site list which is utilized during that process. The level of comment made at this time addresses construction level review is not applicable to the policy level form of the project document.

Recommendation

Staff recommends that, after the staff presentation, the Commission open its hearing and discuss any public comments or commission questions. Staff then recommends that the Commission consider action to approve the changes to the document in response to the comments as shown in the staff report and as discussed. Then staff recommends that the Commission take action adopting the attached Resolution forwarding a recommendation for adoption of the Negative Declaration and approval of the Housing Element update as revised by the Commission.

Housing Element Goals, Policies & Objectives

The first sections of this document outline progress and changes in the City and County since the 1992 Housing Element, identify various types of housing need for the 2001-2008 planning period, and also identify constraints which housing development faces in meeting those needs. This section presents housing goals, policies and objectives which the City and County have developed for the 2001 -08 period to help meet community housing needs and address local constraints. As required by State law, this section provides the following information:

- Goals: statements of purpose indicating the directions the City and County will take to address housing development problems.
- Policies: statements linking goals and objectives program by outlining actions to be taken to meet goals.
- Program objectives: a summary of quantified actions recommended to implement the Goals and Policies. This includes specific description, funding sources (if applicable), responsible agencies and officials, and a timeline within the planning period.

CITY AND COUNTY 2001-2008 HOUSING ELEMENT PROGRAM

Quantified Objectives

The following table is a summary of new housing unit needs and preservation objectives for the City of Crescent City and County of Del Norte (unincorporated and total) from the 2001-2008 Regional Housing Needs Allocation Plan:

Del Norte County and City of Crescent City Housing Program Objectives January 2001 to July 2008

	City	Unincorporated County	Total
New Construction* (by income category)			
Very Low	39	403	442
Low	47	247	294
Moderate	56	157	213
Above Moderate	214	473	687
Total	356	1280	1636
Rehabilitation**	390	1800	2190
Conservation			
At-Risk	0	0	0
Section 8	Countywide		590

* includes replacement housing units

**includes weatherization and targeted assistance programs

APPENDIX C
VACANT LAND INVENTORY
DEL NORTE COUNTY
CITY OF CRESCENT CITY

CITY OF CRESCENT CITY VACANT AND UNDERUTILIZED LAND SURVEY

In 2002-2003 the City conducted a review of all vacant and utilized lands within the City limit and in the new Roosevelt Annexation area. Potential under the updated General Plan/Zoning were considered. The size and shape of each parcel, as well as any topographic restrictions such as coastal bluffs or riparian corridors, were also considered. Less than 10 parcels were limited by topography. Since few large undeveloped parcels remain in the City the new unit potential was noted by lot size ranges typical to the City. The following table summarizes the number of parcels and potential new units in each size range category under the existing Zoning Plan.

ZONING/ SERVICES/ PARCEL SIZE	NUMBER OF PARCELS	NUMBER OF NEW UNITS POTENTIAL
RESIDENTIAL UNIT POTENTIAL		
R-1 Single Family (includes 2" dwelling potential)		
With Public Water and Sewer Services		
3,600 – 14,400 sq ft	34	41
14,401sq ft- 1 acre	2	4
1+ acre	0	0
Subtotal	36	45
Without Public Water and Sewer services		
All sizes	0	0
R-2 Moderate Density Residential		
With Public Water and Sewer Services		
3,600 – 14,400 sq ft	79	110
14,401sq ft- 1 acre	1	15
1+ acre	3	98
Subtotal	83	223
Without Public Water and Sewer Services		
3,600 – 14,400 sq ft	0	0
14,401sq ft- 1 acre	6*	26
1+ acre	1*	104
Subtotal	7*	129
R-3 High Density Residential		
With Public Water and Sewer Services		
3,600 – 14,400 sq ft	108	388
14,401sq ft- 1 acre	0	0
1+ acre	1	160
Subtotal	109	548

Without Public Water and Sewer Services		
All sizes	0	0
RP, C-1, C-2, C-W Mixed Use Potential		
With Public Water and Sewer Services		
3,600 – 14,400 sq ft	44	122
14,401sq ft- 1 acre	2	15
1+ acre	0	0
<i>Subtotal</i>	46	137
Without Public Water and Sewer Services		
All sizes	0	0
Open Space (OS), Other Currently Non-Residential (with services)		
1+ acre	1	22
TOTAL NEW UNIT POTENTIAL	282 parcels	1,104 new unit potential
EMERGENCY SHELTER POTENTIAL (with services)		
R-3, RP		
3,600 – 14,400 sq ft	121	(426u) NOTE: Emergency Shelter in City is considered as a hotel/motel or dormitory and is not restricted by residential density.
14,401sq ft- 1 acre	0	0
1+ acre	0	0
TRANSITIONAL and FARMWORKER HOUSING POTENTIAL (with services)		
P-2, R-3		
3,600 – 14,400 sq ft	187	498
14,401sq ft- 1 acre	1	15
1+ acre	4	258
<i>Subtotal</i>	192	771

* Those parcels which are not now served by public water and sewer are located within one block of existing service mainlines. At such time as the Roosevelt Annexation (which was approved in early 2003) is recorded by the State Board of Equalization mainline extensions from City service lines to properties along the block will be possible.

NEW UNIT POTENTIAL BY INCOME CATEGORY

The potential for development of the above new units at various income levels was also reviewed. The 2001-2008 HCD Regional Housing Needs Plan (Appendix A) projects a need in the City for 356 new housing units. Of this number 214 fall in the Above Moderate income category, 56 in Moderate, and 47 in Low and 39 Very Low. As the above table indicates, the Zoning potential within the City provides adequate area to meet the 356 new units' goal. However, as illustrated by the following table, it is anticipated that most of the unit construction will fall in the Moderate, Low and Very Low income target groups rather than the Above Moderate. The primary reason for this conclusion is that high income homes have not typically been built in the City due to a lack of desirable sites in the City limits. There is an abundance of parcels in the County with river or ocean views as well as large (one-five acre) wooded lots within a fifteen minute drive of downtown. Also, many locations in the County are away from the summer fog and

winter winds which prevail over the City so much of the year. In contrast the City has no large tracts in such desirable locations. Above Moderate homes in the City have traditionally been single family R1 homes.

With the updated General Plan the vacant and underutilized land survey did identify some areas where Moderate or Above Moderate units might be constructed. These are in coastal areas along or within a few blocks of the beach, newly designated mixed-use areas when they might provide physical or visual access to Beachfront Park, Peterson Park or the harbor or ocean. It is noted single family designated lands are primarily in-fill lands in the form of vacant lots or second units. There are no large parcels where economical new single family development could occur. However, changes in City zoning in multifamily areas provides for condominium, townhouse or cottage style development as well the more typical duplex or apartment house.

Zoning	Unit Potential by Income Category			
	Very Low	Low	Moderate	Above Moderate
R1 with services	0	0	38	14
R2 with services	114	114	168	55
R2 without services	130	130	20	0
R3 with services	363	363	198	128
Mixed Use w services	91	91	83	46
Total	604	604	507	243
2001-08 Need	39	47	56	214

* Some units have the potential to serve more than one income group therefore numbers may be duplicated with an overall total exceeding total construction potential.

VACANT LAND INVENTORY - CITY OF CRESCENT CITY

The 1992 Housing Element indicated a potential for 514 new units in the City. With the construction of 163 new units from 1992-2000 it would be expected that a potential of 351 units remain. However, the City undertook an update of its General Plan in 1997, citing provision for potential growth as a key issue. The 2020 General Plan was adopted in May 2001. The planning process included a vacant land study conducted in 1997. A new study was conducted by City staff for this report in the Fall of 2002. It evaluated the potential for new unit development on vacant lands, underutilized lands and lands with the potential for mixed use or special needs development. Potential was based upon the General Plan land use, densities and related zoning of the 2000-2020 Update. The results are presented in Appendix C and summarized in Table 30.

Vacant and Underutilized Land Potential

In 2002 the City conducted a comprehensive vacant and underutilized land study, evaluating parcels individually for realistic unit potential. Consideration of lot size, shape, topographic features (eg riparian corridors or coastal bluffs), and age or small size of existing improvements on underdeveloped parcels were taken into consideration for suitability of site potential. All properties except one block within an annexation area in process are served by public water, sewer and streets. Within the City enough vacant and underutilized land designated for residential development was identified to develop 945 units. This is more than twice the new construction objective for the 2001-08 planning period. Considering greater trends towards maximizing density when feasible and utilizing mixed use development opportunities, the City has identified a total potential of 1,104 new housing units under existing zoning. Parcels surveyed include private sector ownership and five parcels owned by the City and County which have residential potential and are currently for sale. (See Surplus Lands)

Of the 1,104 units, 45 are in single-family designated areas while 900 are in medium and high density multifamily designated areas. Single family development potential includes those properties which meet City Code requirements for second units, which have been updated under AB1866 and are counted as single family. Under the City Plan and zoning, development in multifamily areas is not limited by housing type (duplex, apartment, townhouse, etc) but by density and lot size only, permitting second units by right. The count does not include bonus density potential. These lands also have a higher potential for application of the Planned Unit Development overlap for condominium ownership.

The updated City Plan and zoning also introduced mixed-use provisions to previously restricted commercial areas. An additional potential of 159 units was identified in areas where mixed use or open space transfer of development rights is allocated. Due to the lack of experience with any larger mixed use complexes in the community it is anticipated that it will take some time before the local financial and construction sector utilizes this potential. It is more likely that, with City incentives such as Redevelopment Area set aside funds, an outside developer will be the first to undertake such a development, establishing a trend for local developers to follow.

All but seven parcels (representing 129 units) in the survey have City water and sewer lines immediately available to them and are available for development without any Zoning or General Plan changes unless a Planned Unit Development is proposed for condominium development. Those without service lines are within one block and mains may be extend once the LAFCO approved

annexation of the area is recorded by the State. While sewer lines are available, the Wastewater Treatment Plant hookup capacity is limited until the year 2007 providing limited sewer hook-ups during that time (see Development Constraints). Other than this constraint the lands identified are suitable for development of residential units within the planning period.

Table 30
City of Crescent City
Land & Development Potential Inventory Summary*

Zoning/permitted housing type	Number of Parcels Available	Number of Acres	Density range (units/acre)	Availability of services & facilities	New Dwelling Unit Capacity
Residential Designations					
R-1 Single Family (includes 2 nd Dwellings)	36	9	0-6 u/acre	Water & sewer**	45
R-2 Multifamily	90	24	6-15 u/acre	Water & sewer**	352
R-3 Multifamily	109	18	15-30 u/acre	Water & sewer**	513
SUBTOTAL	235	51	Various	Water & sewer**	919
Farmworker housing	235	51	Various	Water & sewer**	919
Mobilehomes, manufactured homes, mobilehome parks	126	33	0-15 u/acre	Water & sewer**	397
Other Designations					
Redevelopment/Mixed-Use potential (C-1, C-2, RP, C-W)	46	9	0-15 u/acre	Water & sewer**	137
Currently Non-residential (OS)	1	7	Various	Water & sewer**	22
SUBTOTAL	47	16	Various	Water & sewer**	159
TOTAL	282	67	Various	Water & Sewer**	1,078
Emergency Shelter (R-3, RP)	121	11	NA- based on rooms not du	Water & sewer	N/A – based on rooms not du
Transitional Housing (R-2, R-3)	192	42	Res 6-30	Water & sewer**	865

* Based upon Appendix C City of Crescent City Vacant and Underutilized Land Survey

** See public facilities discussion regarding availability of community sewer facilities.

The Crescent City municipal code allows manufactured homes as single family units in all residential districts providing the units meet requirements similar to a conventional home. The City also provides for the development of mobilehome parks in all residential areas. Due to the practical constraints of development of the high density lands to their maximum density of 15-30 unit per acre in a manufactured/mobilehome park or subdivision format, only the potential of single family and

medium density residential areas have been identified as having manufactured home potential. This has resulted in the indication that 397 of the 945 unit potential could occur as manufactured/mobilehome units. In the past the use of mobilehome or manufactured home units has been limited within the City due to a conflict between typical City lot sizes (45-75 ft wide by 110-120 ft long) and the local trend in manufactured home use to boxy, doublewide, single story design. Additionally, due to its coastal location many homeowners preferred a multi-storied view. With newer manufactured home trends to two story and townhouse designs the use of such manufactured homes within the City may be more likely.

Transitional and farmworker housing are standard residential uses without special requirements. R3 and RP zoning districts provide for Emergency Shelter. As Table 30 notes, Shelter development is treated as dormitory or hotel/motel room style development and is not restricted by the residential density provisions.

Coastal Zone Potential

The Coastal Zone area of the City is focused upon an area only one or less blocks deep along its shoreline. It consists primarily of commercial and public open spaces along the harbor and a small area of residential development along the northern ocean front. A potential of 12 additional residential units exists in the residential area, including both vacant lots and second unit potential under the City second unit code. The General Plan/Local Coastal Plan 2020 update introduces the mixed-use development concept to the Coastal Zone Commercial Waterfront land use designation which would provide the potential for the development of 14-30 mixed use units adjacent to the beach in the Battery Point area. While the City has approved this use, a decision of acceptance of the change by the Coastal Commission is not anticipated until 2004.

REDEVELOPMENT AREAS

The 1992 Housing Element identified the potential for the development of above moderate units at the Surf and Sutter Coast sites. Both sites have since been developed by private property owners, the Surf as low income senior housing and the Sutter site as a high end hotel.

No vacant or deteriorated structures have been identified within the Redevelopment Area which sites would be suitable for significant residential redevelopment at this time. Several small residential or commercial locations were identified as part of the vacant land study as having the potential for new or additional units due to underutilization of the land. These locations are included in Table 30 and total approximately 115 units potential. Outside the RDA, one location of private parcels, most underdeveloped with a single residential unit, was noted at 5th & D Streets, adjacent to Peterson Park. Cumulatively this area has the potential for over 40 units of multiple unit or condominium development with views of the Park which could appeal to moderate or above moderate target groups.

The City of Crescent City Redevelopment Agency maintains a set-aside fund to utilize in the development of targeted housing. Set-aside funds are provided annually for use in the HIP and SHARP rehabilitation programs administered by the Del Norte Senior

C.13 The City and County will meet regularly with non-profit, private and other public entities to examine opportunities for cooperative efforts to expand the supply of affordable and special housing for lower income households. The City and County will conduct an annual meeting beginning in 2004. The meetings will educate the development community about the variety of opportunities available at the City and County to assist in development of housing for lower income households, including pre-application meetings, technical assistance for development applications, streamlining opportunities, support on funding applications and funding resources.

Responsible Agency: Del Norte County Administrative Office and City of
Crescent City Manager

Timeframe: Annually beginning in 2004

RESOLUTION NO. 2003-02

RESOLUTION OF THE CRESCENT CITY PLANNING COMMISSION
RECOMMENDING CERTIFICATION OF THE NEGATIVE DECLARATION (SCH#
200032062) BASED UPON THE 2000-2020 GENERAL PLAN PROGRAM FEIR, AND
RECOMMENDING ADOPTION OF THE CITY OF CRESCENT CITY/COUNTY OF
DEL NORTE GENERAL PLAN HOUSING ELEMENT UPDATE FOR 2001-2008 (CITY
GPA 2003-01) TO THE CRESCENT CITY COUNCIL

WHEREAS, in August 2001 the City of Crescent City and County of Del Norte determined to develop a joint General Plan Housing Element update and requested preparation of a Regional Housing Needs Allocation Plan from the California Department of Housing and Community Development for such purpose; and

WHEREAS, in September 2002, after soliciting local citizens, the City and County appointed a joint Ad Hoc Housing Advisory Committee to work with City and County staff in the preparation of the updated Housing Element, which consisted of eight citizens representing targeted groups, housing assistance agencies and the financial and real estate business community; and

WHEREAS, from September 2002 to April 2003 the Committee met twelve times in the development of a Housing Element Update for the 2001-2008 planning period; and

WHEREAS, the City of Crescent City Council, on May 21, 2001, adopted an updated Crescent City General Plan and related Final Program Environmental Impact Report (SCH#200032062) pursuant to state regulations, which was utilized in the development of the Housing Element Update; and

WHEREAS, this Housing Element update was prepared pursuant to state regulations under Article 10.6 of the California Government Code regarding Housing Elements; and

WHEREAS, this update was submitted to the Department of Housing and Community Development on June 6, 2003 for preliminary review and comments received; and

WHEREAS, the City, as lead agency under the California Environmental Quality Act, has undertaken preparation of an Initial Study so as to evaluate the potential for adverse environmental impact which it has published as part of a Negative Declaration based upon the previously adopted Program EIR (SCH #2000032062) and circulated for public review for public comment, duly noticed pursuant to state regulations and for which comments were submitted or identified during the public review period from the California Department of Toxic Substances Control; and

WHEREAS, the City Planning Commission has, at its meeting of September 10, 2003, undertaken a duly noticed public hearing, review and discussion regarding the Housing Element Update and the environmental document (SCH#2000032062), taken action upon corrections and amendments as a result of related review by the California Department of Housing and

Community Development and environmental review comments, public hearing discussions, and forwarded a recommendation to the City Council; and

WHEREAS, the City Planning Commission has considered the content of the updated General Plan and its Final Program Environmental Impact Report, Housing Element Update 2001-2008 proposal, Negative Declaration, and these findings in its actions.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Crescent City that a recommendation to adopt the *City of Crescent City and Del Norte County Housing Element Update 2001-2008* of the General Plan is hereby made to the City Council, with the following findings:

1. The Housing Element 2001-2008, as amended by hearing, is consistent with State General Plan and Housing Element requirements.
2. The Housing Element 2001-2008 has assessed the goals of the 1992 Housing Element, has addressed current housing needs and constraints and provides housing and program goals thru the year 2008.
3. In response to the California Department of Housing and Community Development Housing Element Review comments the City has expanded Appendix C to include details of the City Vacant and Underutilized Land survey and Table 30 with accompanying text has been modified to better illustrate the type of lands available for development.
4. In response to the California Department of Housing and Community Development Housing Element Review comments the City has determined that in review of this element in 2007-2008 will indicate that Implementation Program C.4 was met by the expansion of a City CBDG funded rehabilitation program established in 2002-03 was expanded to include qualifying ADA access projects without further grant funding.
5. In response to the California Department of Housing and Community Development Housing Element Review comments the City notes that Implementation Programs C.8 thru C.12 are based upon program goals of other agencies, that the City's role in assisting such programs are thru Implementation Programs B.3, C.1 and C.3. Additionally the City and County have added Implementation Program C.13 to provide for annual meetings to discuss development opportunities for housing for lower income households with other local agencies.
6. In response to the California Department of Housing and Community Development Housing Element Review comments the City has provided additional information within Appendix C regarding development potential based upon income level.
7. The City General Plan 2000-2020 and implementing zoning provides for development of a variety of housing for all income levels including provisions for accommodation of senior, disabled and targeted income housing projects and that sufficient vacant lands are available to accommodate projected new construction needs within the planning period without recommendation for amendment of land uses or densities.
8. The General Plan Housing Element 2001-2008 is consistent with the Crescent City General Plan 2000-2020 adopted in May 2001.
9. Public and local agencies have been encouraged to participate in the revision of this document through a citizen's advisory committee, public notices and public hearings.
10. The City, as lead agency under the California Environmental Quality Act, has undertaken preparation of an Initial Study so as to evaluate the potential for adverse

environmental impact which it has published as part of a Negative Declaration based upon the previously adopted Program EIR (SCH #2000032062) and circulated for public review for public comment, duly noticed pursuant to state regulations, so as to evaluate the potential for adverse environmental impacts, of which none has been identified.

11. This project, an update of the General Plan Housing Element pursuant to State Guidelines, addresses policy level actions and does not result in any change in land use designations or density within the City. Nor will this project in itself result the construction of any housing units or facilities. The comments of the Department of Toxic Substances Control calling for site surveys and remediation prior to commencement of construction with site cleanup to be addressed as part of this project are premature and inaccurately applied to the level of review for this policy document.

12. The amendment of the City's General Plan Housing Element will not have a negative effect on the environment and that the Negative Declaration based upon the previously adopted Crescent City General Plan Program Environmental Impact Report (SCH# 2000032062) for this project is hereby found complete and is recommended for certification as complete and adequate.

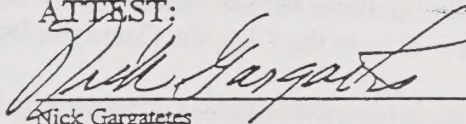
13. The Commission has considered the previous Program EIR, the project initial study with Negative Declaration, and public review comments in reviewing the project and making its recommendation.

14. Considering the record as a whole, there is no evidence that the proposed project will have potential for adverse effect, either individually or cumulative on wildlife resources or the habitat upon which the wildlife depends, as defined in Section 711.2 of the Fish and Game Code.

PASSED AND ADOPTED by the Crescent City Planning Commission on this 10 day of September, 2003.

AYES: Commissioners Buchanan, Wheeler, Tynes, Gargaetas
NOES: None
ABSTAIN: None
ABSENT: None

ATTEST:



Nick Gargaetas

Chairperson, Crescent City Planning Commission

September 12, 2003

TO: Crescent City Council

FROM: Diane Mutchie, City Planner *Diane Mutchie*

SUBJECT: Hold public hearing regarding mandated update of the City General Plan Housing Element and consider action approving the attached Resolution certifying the Negative Declaration and adopting the Housing Element 2001-2008.

Recommendation

Staff recommends that after opening its public hearing and receiving comment, the Council discuss identified issues and determine what, if any, modifications should be made to the document. Subsequently staff recommends that the Council take action to approve the attached Resolution certifying the Negative Declaration and adopting the Housing Element 2001-2008 presented by the Planning Commission and as amended by the Council.

Background

The Housing Element public hearing document has been distributed to Council members under separate cover. Attached is a copy of the staff report, environmental documents and Element summary prepared for the Planning Commission hearing. The activity of the past year in preparation of this document, one the most strictly mandated section of the General Plan is outlined in the staff report. Traditionally, the City and County have prepared a joint document which each can utilize. The state now encourages this in rural areas. The document includes an update of community information, and assessment of the current Housing Element performance, identification of needs and obstacles in the 2001-2008 planning period, and goals a policies for the planning period. Policies are clearly stated as to whether they apply in or to the City, the County or both.

City and County staff worked with an advisory committee appointed by the Council and Board to prepare this document in accordance with State guidelines. In general the document demonstrates that there is adequate land in the City to meet development needs and updates and continues existing policies and programs. This includes the project goals of other community agencies to provide them support and standing in grant applications. The initial review by the California Department of Housing and Community Development has been completed and calls for minor changes addressed in the report. The purpose of the Housing Element is to act as a guideline for housing development, particularly that for lower income groups, during the planning period and to provide eligibility for funding for grant programs.

Because no significant changes in the balance of the General Plan were called for, such as land use designations, a Negative Declaration based upon the Program FEIR prepared for the recent General Plan was circulated to the State Clearinghouse. Comments were received from one agency, the Department of Toxic Substances Control. As noted in the Commission staff report the comments were more applicable to a development application EIR and not applicable to a policy level document such as the Housing Element. Soils testing as suggested would be required at the project level of review. No changes in the document are proposed as a result.

Planning Commission review included amendments to the draft document. These amendments are outlined in the staff report and include a correction to the Housing Program Objectives table (increasing Above Moderate projections per the Roosevelt Annexation), adding Vacant Land information from the City study, and also adding new policy C.13 calling for an annual joint City/County/agency meeting to discuss housing development potential. The Commission also discussed but did not make specific recommendations regarding proposed policy A.7 which addresses allocation of new sewer hookup to City residential development. No public comments were made at the Commission meeting and the Commission took action adopting the attached Resolution recommending certification of the Negative Declaration and adoption of the Housing Element 2001-2008 as amended.

Issues

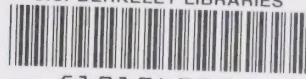
For the most part the City has "been doing things right" in providing zoning, permit processing, and funding access for the development of targeted income (low/very low) housing. We have more than met most of our 1992 goals. In balance however, the City has not kept up in the Above Moderate income category, which is not a targeted group and for which no weight is given for funding assistance. Although this imbalance exists the State's perspective is that each planning period will have new growth, therefore new goals and new targeted housing development needs are identified. Thus, it is anticipated that of the 356 new housing units which will be needed in the City from 2001 to 2008, 86 units will need to be for state targeted housing (low/very low income). In 2007-2010 the City will be required to assess the why or why not of achieving that goal during its next mandated Element update.

Generally, the Housing Elements analysis of the City's past performance was not difficult since we maintain an active attitude in providing for all types of housing. For the most part, existing Housing Element programs and policies are updated and carried forward. The goals of local agencies have also been updated and carried forward. The 2001-2008 planning period however does include an obstacle to development which is discussed in the document – that is the lack of sewer hook-ups due to the Wastewater Treatment Plant Cease and Desist Order. The Element notes that the City is working to develop a new plant by 2007 and to repair its existing collection lines. It is also noted that the City will request more interim hook-ups until the plant is completed. In order to ensure that new hook-ups are available for targeted housing in the City proposed policy A.7 recommends that the City dedicate 50% of any new interim hook-ups it obtains for residential

development within the City. Included is a preference list for said hook-ups which includes targeted units, above moderate units, and units within a mixed-use development.

Recently the City has submitted a Request for Additional Sewer Connections to the Regional Water Quality Control Board. Review and decision regarding the request have not yet occurred. The number of hook-ups requested was 160 HE. Should policy A.7 be adopted as proposed it would then be the legislated policy of the City that, if the 160 HE were granted, 80 HE would be set aside for the stated types of residential development within the City limits. The balance would be available for the City to provide for other City development (such as commercial uses), or to negotiate for sale to the County CSA's. While this number would not meet the overall need of 356 housing units projected for growth in the City overall, it is close to the targeted income goal of 86 units. Staff notes therefore notes policy A.7 because of the influence on hook-up availability so that the Council may discuss it if it is an issue.

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